

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Lake Sammamish/Redmond / 47

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 1021

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$213,800	\$264,400	\$478,200	\$516,300	92.6%	13.60%
2006 Value	\$226,400	\$278,400	\$504,800	\$516,300	97.8%	13.57%
Change	+\$12,600	+\$14,000	+\$26,600		+5.2%	-0.03%
% Change	+5.9%	+5.3%	+5.6%		+5.6%	-0.22%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.03% and -.22% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$249,200	\$271,300	\$520,500
2006 Value	\$263,900	\$287,300	\$551,200
Percent Change	+5.9%	+5.9%	+5.9%

Number of one to three unit residences in the Population: 5114

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in major 287100 (Grayson at Abbey Road) had a higher than average ratio (assessed value/sales price) than other improvements and the formula adjusts these properties downward by a small amount.

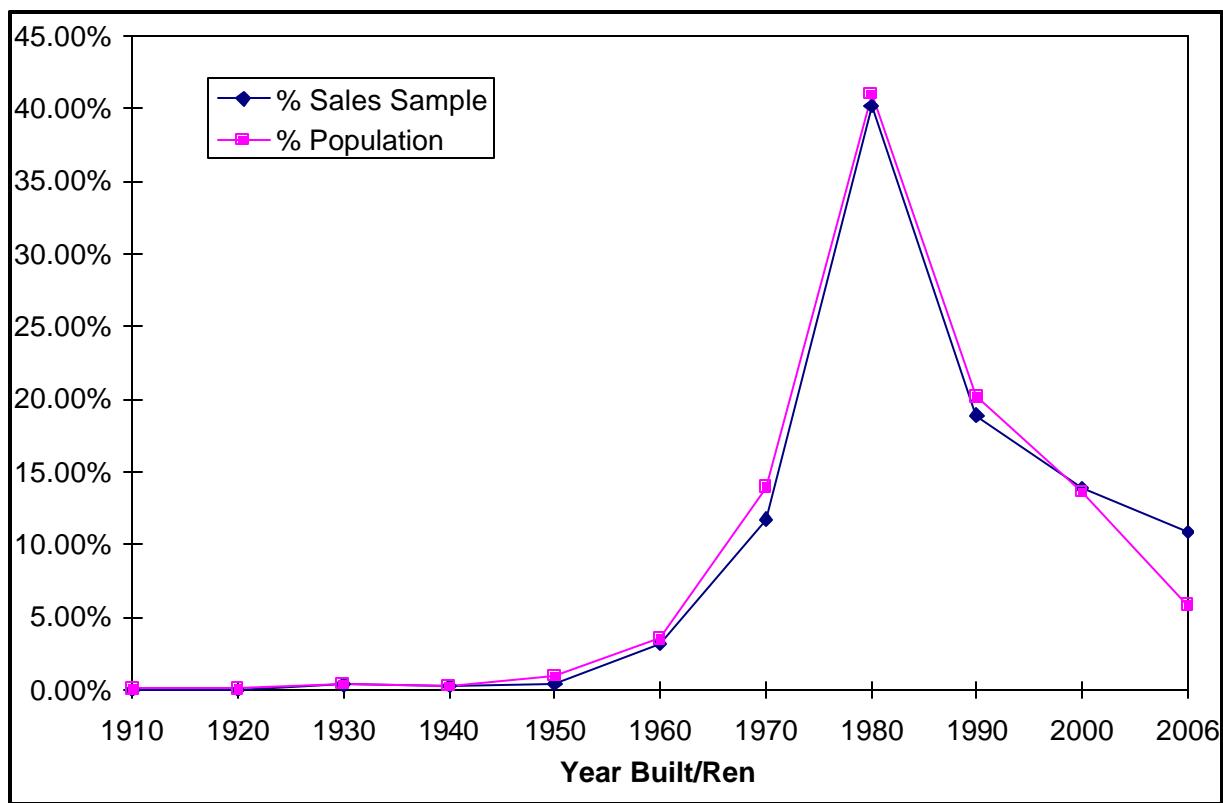
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	4	0.39%
1940	3	0.29%
1950	5	0.49%
1960	33	3.23%
1970	120	11.75%
1980	410	40.16%
1990	193	18.90%
2000	142	13.91%
2006	111	10.87%
	1021	

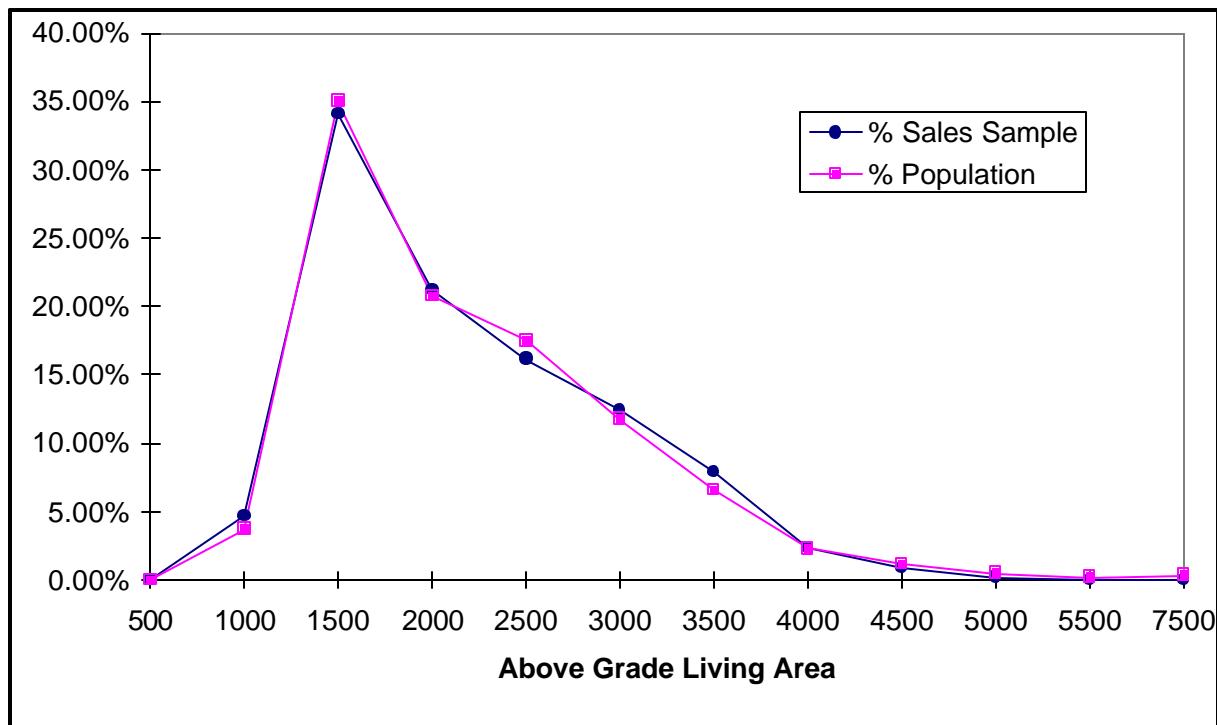
Population		
Year Built/Ren	Frequency	% Population
1910	4	0.08%
1920	4	0.08%
1930	22	0.43%
1940	16	0.31%
1950	49	0.96%
1960	181	3.54%
1970	714	13.96%
1980	2096	40.99%
1990	1032	20.18%
2000	697	13.63%
2006	299	5.85%
	5114	



Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

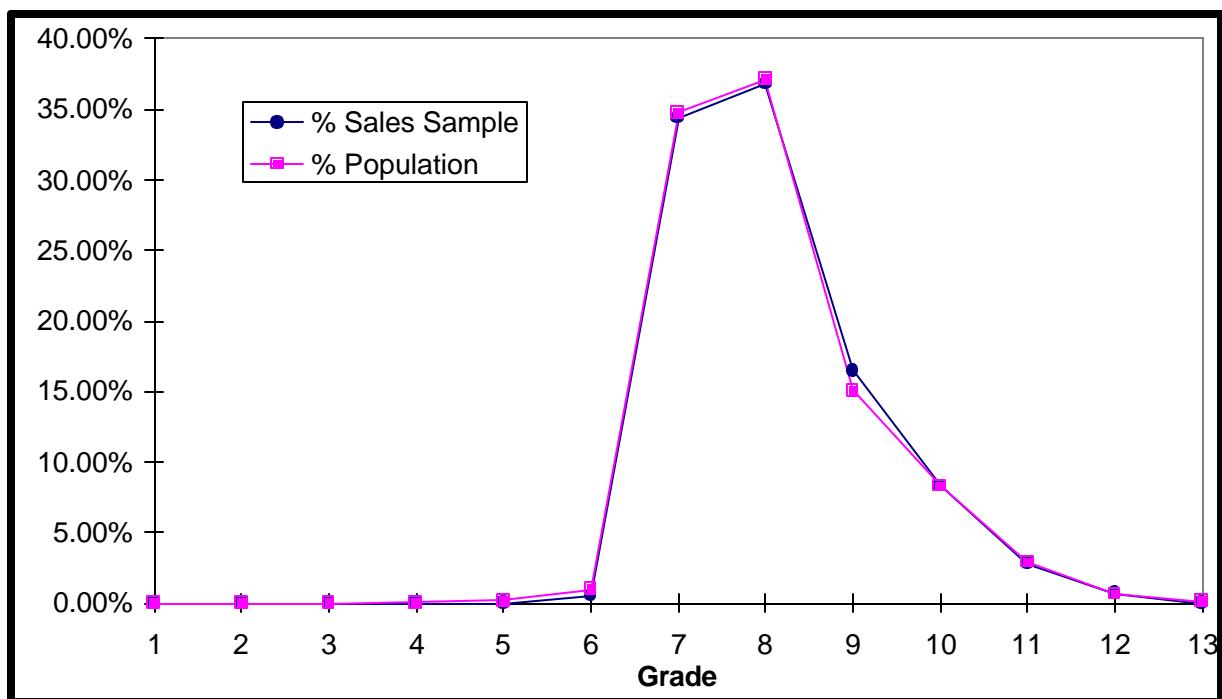
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	48	4.70%	1000	191	3.73%
1500	348	34.08%	1500	1791	35.02%
2000	217	21.25%	2000	1062	20.77%
2500	165	16.16%	2500	896	17.52%
3000	127	12.44%	3000	602	11.77%
3500	81	7.93%	3500	338	6.61%
4000	24	2.35%	4000	118	2.31%
4500	9	0.88%	4500	59	1.15%
5000	2	0.20%	5000	26	0.51%
5500	0	0.00%	5500	12	0.23%
7500	0	0.00%	7500	19	0.37%
	1021			5114	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

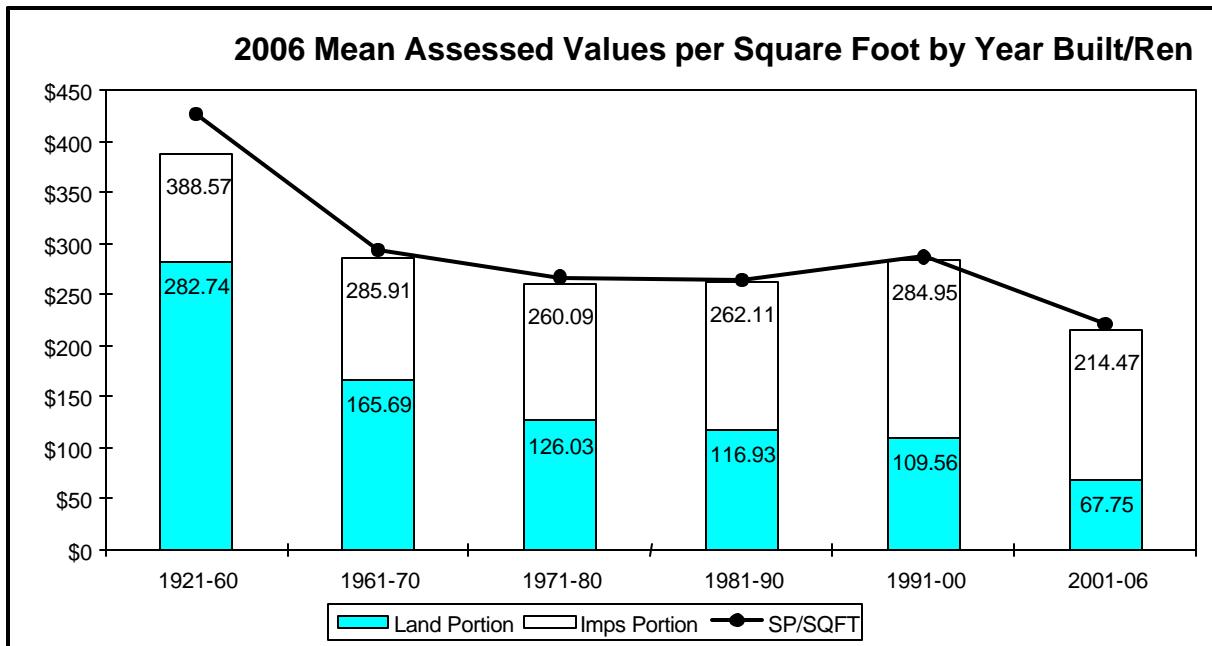
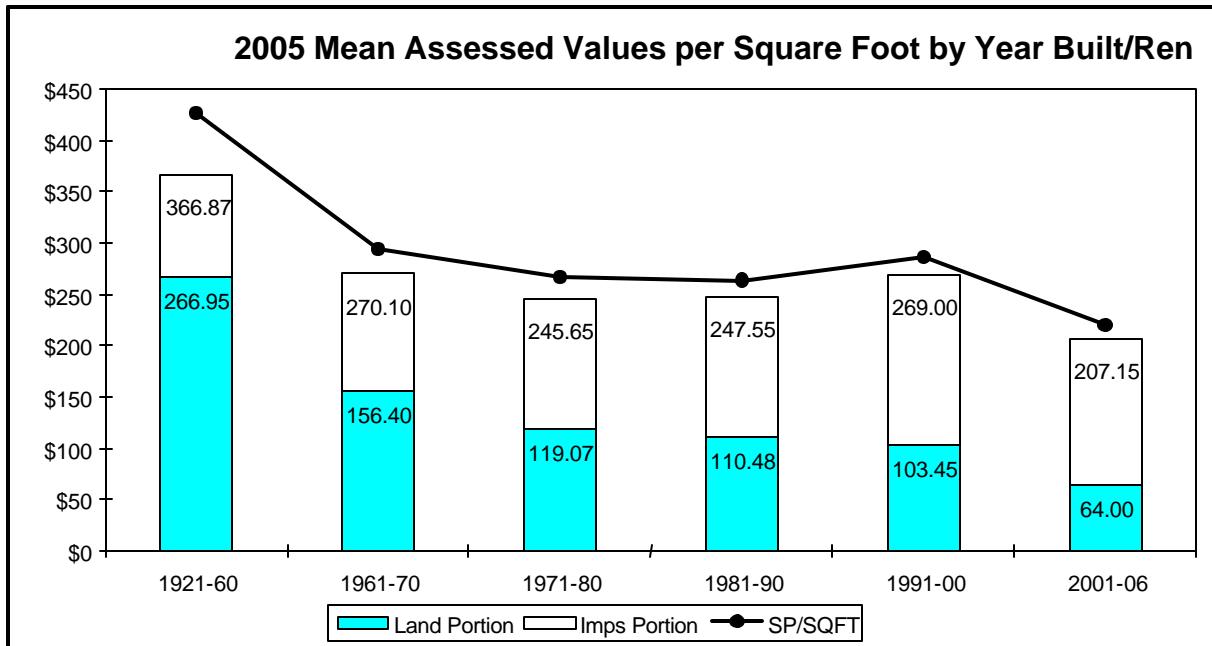
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	0	0.00%	5	8	0.16%
6	5	0.49%	6	49	0.96%
7	351	34.38%	7	1776	34.73%
8	376	36.83%	8	1899	37.13%
9	168	16.45%	9	769	15.04%
10	85	8.33%	10	425	8.31%
11	29	2.84%	11	148	2.89%
12	7	0.69%	12	32	0.63%
13	0	0.00%	13	7	0.14%
1021			5114		



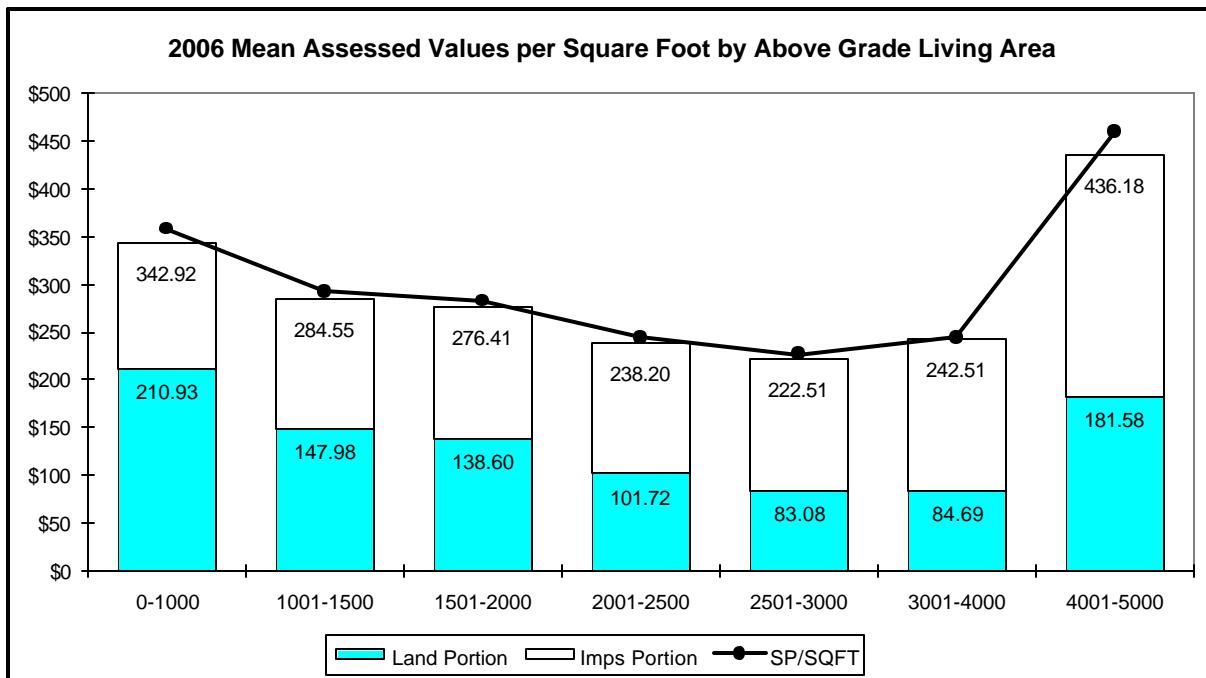
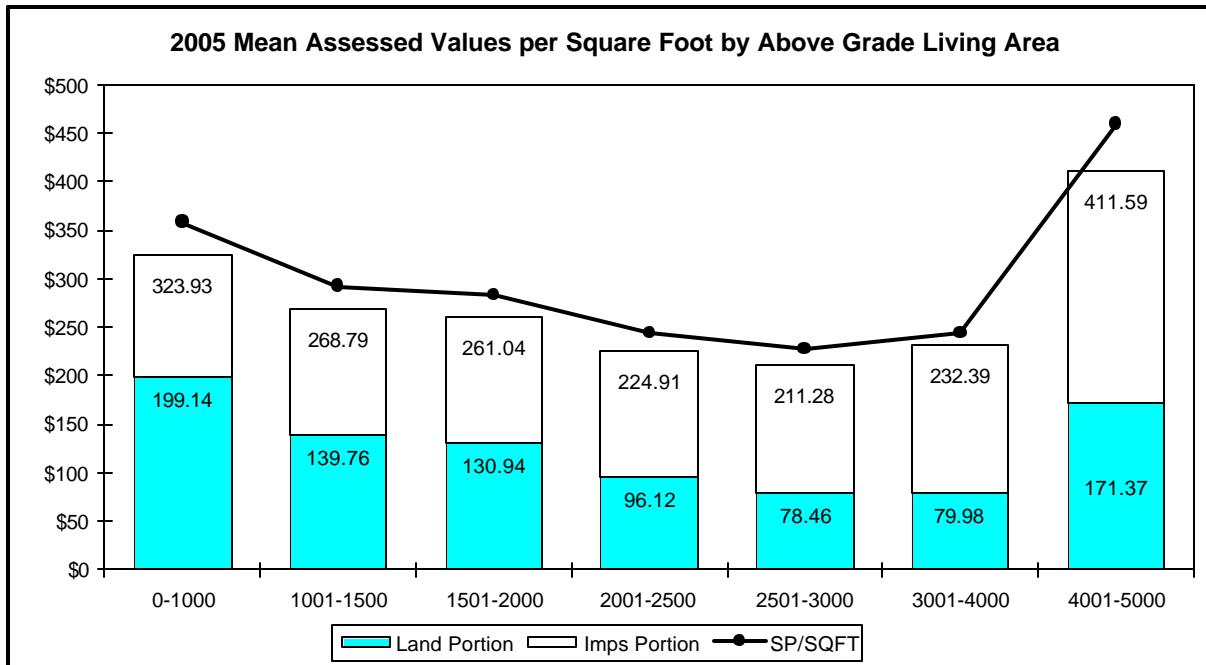
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



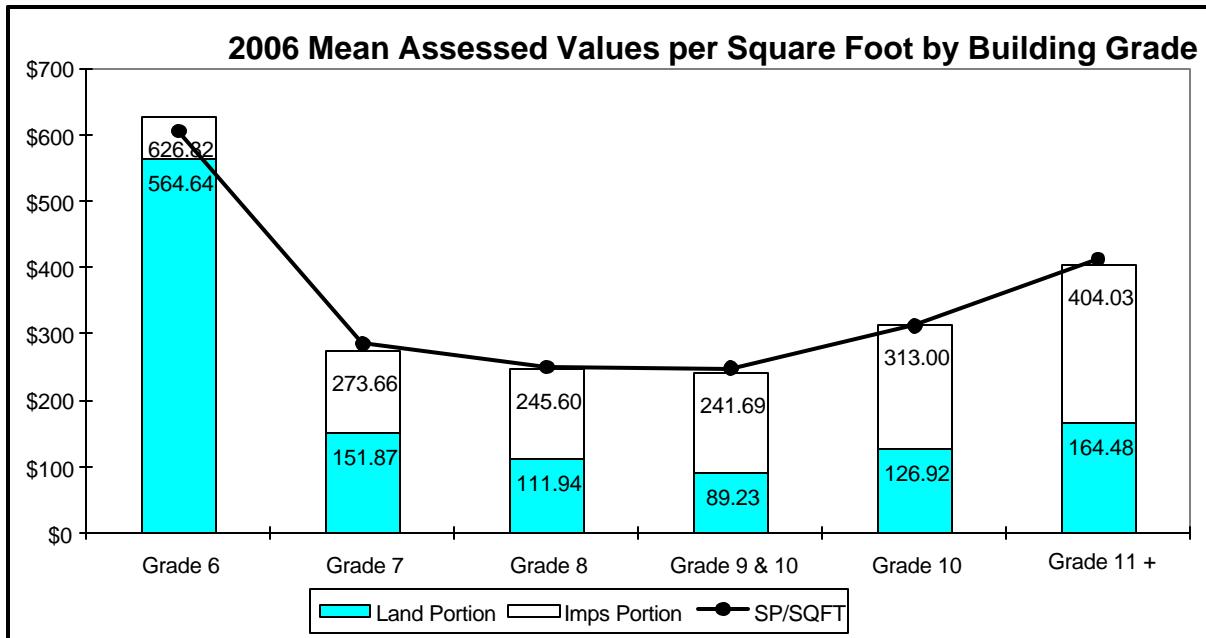
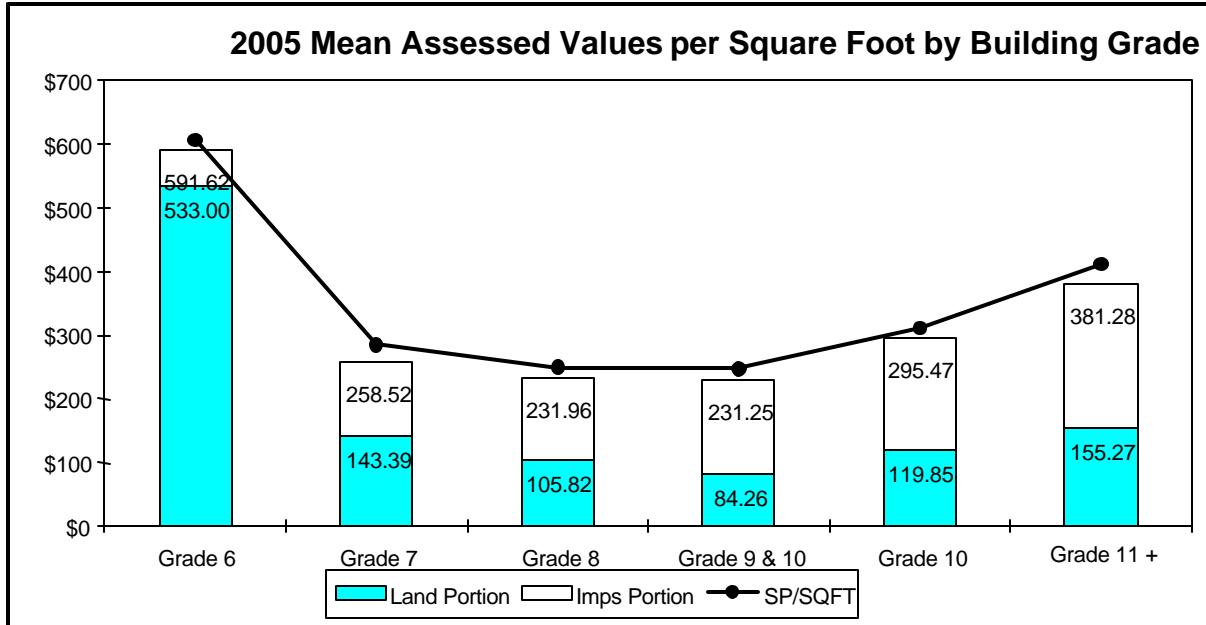
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. The lower land and total value for the homes built from 2001 to 2006 was due to most of the sales occurring in new plats in non-waterfront, sub-area 6.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. The high ratio of land to total value in the grade 6 sales was due to two of the five sales being waterfront. These sales carried almost all the value in the land.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 26 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 6% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.06, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1021 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in major 287100 had a higher than average ratio (assessed value/sales price) than other improvements and the formula adjusts these properties downward by a small amount.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9433898 + .06715124 \text{ (if in major 287100)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.053)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the new land value plus the previous improvement value is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.053, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 47 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.00%

Major 287100	Yes
% Adjustment	-7.04%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in Major 287100 would *approximately* receive a -1.04% downward adjustment (6% - 7.04%). 52 parcels or 1% of the population would receive this adjustment.

99% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 47 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
287100	Grayson at Abbey Road	40	52	77%	NW-36-26-05	6	9	2001 thru 2004	NE 113 th and 170 th Ave NE

Area 47 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean .978.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	5	0.990	1.049	6.0%	0.927	1.171
7	351	0.908	0.962	5.9%	0.947	0.976
8	376	0.923	0.977	5.9%	0.963	0.992
9	168	0.937	0.977	4.2%	0.960	0.994
10	85	0.948	1.005	5.9%	0.975	1.035
11	29	0.910	0.965	6.0%	0.911	1.019
12	7	0.951	1.008	6.0%	0.898	1.119
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1921-1960	45	0.865	0.916	5.9%	0.872	0.960
1961-1970	120	0.916	0.970	5.9%	0.944	0.996
1971-1980	410	0.921	0.975	5.9%	0.961	0.988
1981-1990	193	0.936	0.991	5.9%	0.972	1.010
1991-2000	142	0.940	0.995	5.9%	0.975	1.016
>2000	111	0.936	0.967	3.3%	0.944	0.990
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Poor	1	0.748	0.791	5.7%	N/A	N/A
Fair	3	0.921	0.975	5.9%	0.561	1.390
Average	735	0.924	0.974	5.4%	0.964	0.984
Good	264	0.939	0.995	5.9%	0.979	1.011
Very Good	18	0.893	0.947	5.9%	0.874	1.019
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	565	0.915	0.969	5.9%	0.958	0.981
1.5	25	0.928	0.983	5.9%	0.913	1.053
2	425	0.935	0.985	5.3%	0.972	0.997
2.5	2	0.971	1.028	5.9%	0.062	1.995
3	4	0.914	0.968	6.0%	0.635	1.301

Area 47 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean .978.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

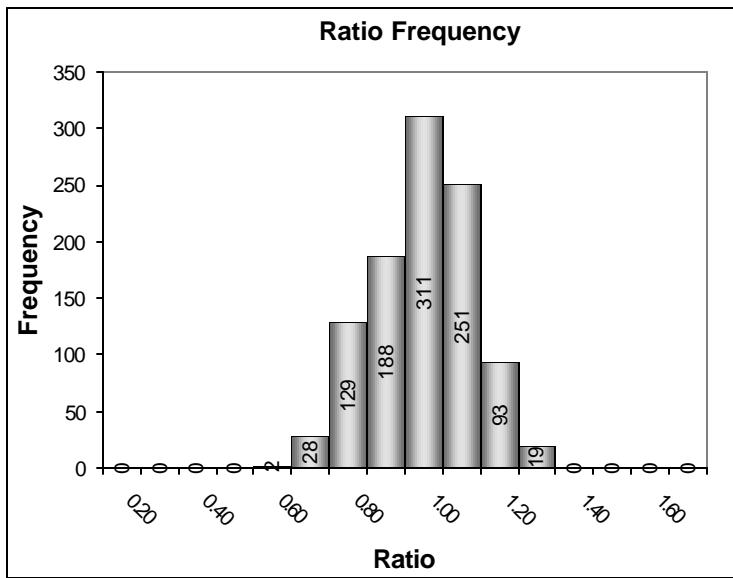
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<1000	48	0.906	0.959	5.8%	0.924	0.993
1001-1500	348	0.920	0.974	5.9%	0.960	0.989
1501-2000	217	0.921	0.976	5.9%	0.956	0.995
2001-2500	165	0.922	0.977	5.9%	0.956	0.998
2501-3000	127	0.932	0.981	5.3%	0.960	1.003
3001-4000	105	0.951	0.993	4.4%	0.969	1.017
4001-5000	11	0.897	0.950	6.0%	0.867	1.033
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	811	0.934	0.984	5.3%	0.975	0.993
Y	210	0.913	0.967	5.9%	0.945	0.988
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	925	0.929	0.979	5.4%	0.971	0.988
Y	96	0.918	0.972	6.0%	0.938	1.006
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	72	0.943	0.999	6.0%	0.962	1.036
6	677	0.936	0.984	5.2%	0.975	0.994
11	272	0.905	0.959	5.9%	0.941	0.977
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
03000-07000	122	0.948	0.983	3.8%	0.961	1.006
07001-9000	443	0.938	0.991	5.6%	0.978	1.003
9001-12000	261	0.927	0.981	5.9%	0.965	0.998
12001-15000	77	0.915	0.969	5.9%	0.935	1.002
15001-20000	47	0.929	0.984	5.9%	0.948	1.021
20001-30000	35	0.894	0.947	6.0%	0.904	0.990
30001-43559	19	0.881	0.933	5.9%	0.854	1.012
1AC-6AC	17	0.834	0.883	5.9%	0.799	0.967
Major 287100	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	981	0.922	0.977	5.9%	0.968	0.985
Y	40	1.009	0.998	-1.1%	0.985	1.010

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NE Team 2	Lien Date: 01/01/2005	Date of Report: 2/22/2006	Sales Dates: 1/2003 - 12/2005
Area Lk Sammamish/Redmond	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1021		
Mean Assessed Value	478,200		
Mean Sales Price	516,300		
Standard Deviation AV	303,356		
Standard Deviation SP	345,029		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.946		
Median Ratio	0.958		
Weighted Mean Ratio	0.926		
UNIFORMITY			
Lowest ratio	0.594		
Highest ratio:	1.278		
Coefficient of Dispersion	10.85%		
Standard Deviation	0.129		
Coefficient of Variation	13.60%		
Price Related Differential (PRD)	1.021		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.947		
Upper limit	0.971		
95% Confidence: Mean			
Lower limit	0.938		
Upper limit	0.954		
SAMPLE SIZE EVALUATION			
N (population size)	5114		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.129		
Recommended minimum:	26		
Actual sample size:	1021		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	477		
# ratios above mean:	544		
Z:	2.097		
Conclusion:	Non-normal		



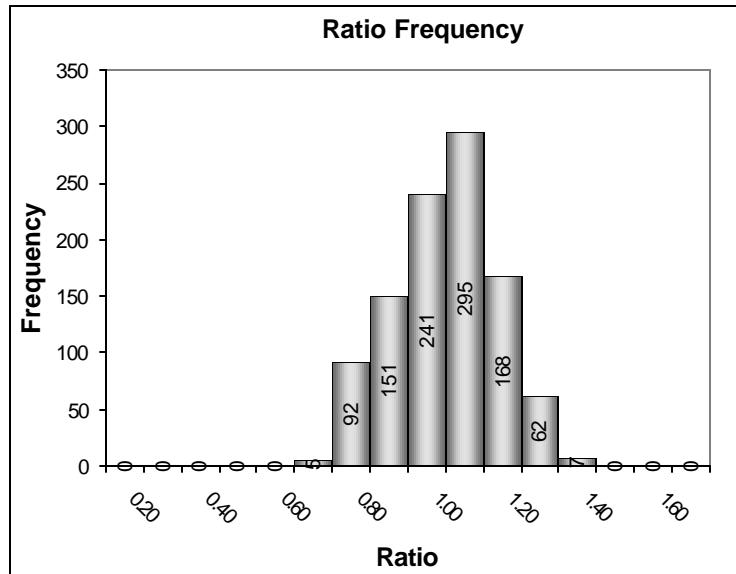
COMMENTS:

1 to 3 Unit Residences throughout area 47

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NE Team 2	Lien Date: 01/01/2006	Date of Report: 2/22/2006	Sales Dates: 1/2003 - 12/2005
Area Lk Sammamish/Redmond	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1021		
Mean Assessed Value	504,800		
Mean Sales Price	516,300		
Standard Deviation AV	321,055		
Standard Deviation SP	345,029		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.007		
Weighted Mean Ratio	0.978		
UNIFORMITY			
Lowest ratio	0.629		
Highest ratio:	1.354		
Coefficient of Dispersion	10.80%		
Standard Deviation	0.136		
Coefficient of Variation	13.57%		
Price Related Differential (PRD)	1.022		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.998		
Upper limit	1.018		
95% Confidence: Mean			
Lower limit	0.991		
Upper limit	1.007		
SAMPLE SIZE EVALUATION			
N (population size)	5114		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.136		
Recommended minimum:	29		
Actual sample size:	1021		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	480		
# ratios above mean:	541		
Z:	1.909		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 47

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
001	202506	9025	12/23/05	\$425,000	1390	940	6	1998	3	10273	Y	N	19716 NE 32ND PL	
001	062406	9062	6/25/03	\$1,100,000	1630	0	6	1938	5	26437	Y	Y	1705 EAST LAKE SAMMAMISH PL SE	
001	202506	9081	3/22/05	\$440,000	770	0	7	1953	3	37146	Y	N	2842 EAST LAKE SAMMAMISH PW NE	
001	292506	9019	5/13/05	\$659,000	1200	350	7	2001	3	14395	Y	N	1703 EAST LAKE SAMMAMISH PW NE	
001	322506	9063	7/29/05	\$1,067,000	1380	800	7	1956	3	20000	Y	Y	437 EAST LAKE SAMMAMISH PW SE	
001	077710	0020	12/1/03	\$688,550	1390	0	7	1929	4	9414	Y	Y	663 EAST LK SAMMAMISH SHORE LN NE	
001	192506	9177	9/23/04	\$790,000	1390	0	7	1972	4	9224	Y	Y	3465 EAST LAKE SAMMAMISH LN NE	
001	202506	9033	7/25/03	\$420,000	1570	1570	7	1952	3	16865	Y	N	20118 NE 28TH PL	
001	182506	9053	8/28/03	\$537,500	1600	1500	7	1967	4	33432	Y	N	18615 NE 53RD ST	
001	182506	9032	12/27/04	\$380,001	1640	800	7	1958	3	9927	Y	N	4606 EAST LAKE SAMMAMISH PW NE	
001	182506	9028	8/5/05	\$675,000	2120	400	7	1979	3	10650	Y	Y	4630 EAST LAKE SAMMAMISH PW NE	
001	062406	9024	3/26/03	\$700,000	2260	0	7	1954	3	6138	Y	Y	1317 EAST LK SAMMAMISH SHORE LN SE	
001	752590	0035	10/24/03	\$526,000	2310	70	7	1993	3	53578	Y	N	2206 EAST LAKE SAMMAMISH PW NE	
001	892010	0089	10/13/05	\$1,225,000	1170	1100	8	1975	4	10157	Y	Y	2221 EAST LAKE SAMMAMISH PL SE	
001	202506	9082	8/17/04	\$686,000	1600	1600	8	1970	5	45738	Y	N	2844 EAST LAKE SAMMAMISH PW NE	
001	322506	9046	3/2/03	\$640,000	1820	0	8	1968	3	10300	Y	Y	229 EAST LAKE SAMMAMISH PW SE	
001	072406	9060	10/11/05	\$685,000	1850	0	8	1954	4	21344	Y	N	2401 EAST LAKE SAMMAMISH PL SE	
001	072406	9060	4/4/05	\$600,000	1850	0	8	1954	4	21344	Y	N	2401 EAST LAKE SAMMAMISH PL SE	
001	192506	9004	4/1/04	\$458,500	1930	0	8	1964	3	22800	Y	N	3458 EAST LAKE SAMMAMISH PW NE	
001	892010	0077	3/1/04	\$1,050,000	2000	2000	8	1969	3	11830	Y	Y	2317 EAST LAKE SAMMAMISH PL SE	
001	892010	0100	4/8/03	\$930,000	2320	2320	8	1964	3	13184	Y	Y	2127 EAST LAKE SAMMAMISH PL SE	
001	173870	0141	6/10/03	\$1,161,000	2490	0	8	1984	3	13000	Y	Y	259 EAST LAKE SAMMAMISH LN NE	
001	072406	9100	2/13/03	\$532,000	2840	0	8	1989	3	23963	Y	N	2504 191ST CT SE	
001	322506	9059	5/20/03	\$1,295,000	2960	0	8	1958	5	20175	Y	Y	169 EAST LAKE SAMMAMISH PW SE	
001	202506	9018	2/17/04	\$560,000	2970	0	8	1990	3	22040	Y	N	2662 EAST LAKE SAMMAMISH PW NE	
001	077710	0040	7/28/04	\$1,240,625	1390	1360	9	1991	3	10725	Y	Y	635 EAST LAKE SAMMAMISH LN NE	
001	892010	0102	6/11/03	\$760,000	1550	1550	9	1967	3	8910	Y	N	2115 EAST LAKE SAMMAMISH PL SE	
001	322506	9041	4/14/05	\$1,375,000	2070	0	9	2000	3	10095	Y	Y	457 EAST LAKE SAMMAMISH PL SE	
001	892010	0070	5/10/04	\$1,220,000	2550	960	9	1991	3	11160	Y	Y	2325 EAST LAKE SAMMAMISH PL SE	
001	072406	9105	4/28/05	\$862,500	2670	0	9	1997	3	13368	Y	N	2508 191ST CT SE	

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	892010	0099	10/9/03	\$730,000	2680	870	9	1995	3	8050	Y	N	2111 EAST LAKE SAMMAMISH PL SE
001	202506	9114	8/23/04	\$1,552,500	3260	0	9	1995	3	5866	Y	Y	2927 EAST LAKE SAMMAMISH PW NE
001	202506	9087	8/10/04	\$599,000	3420	0	9	1980	3	56844	Y	N	19930 NE 30TH CT
001	202506	9144	11/1/04	\$689,000	3560	700	9	2004	3	10894	Y	N	3326 EAST LAKE SAMMAMISH PW NE
001	357530	0020	12/23/05	\$1,650,000	3580	0	9	2005	3	5746	Y	Y	835 EAST LAKE SAMMAMISH PW NE
001	062406	9043	1/17/03	\$950,000	1670	860	10	1990	4	6925	Y	Y	1221 EAST LK SAMMAMISH SHORE LN SE
001	292506	9032	1/12/04	\$750,000	2530	1400	10	1991	3	24000	Y	N	20235 NE 18TH PL
001	062406	9035	9/22/05	\$1,575,000	2610	910	10	1993	3	4900	Y	Y	1423 EAST LAKE SAMMAMISH PW SE
001	192506	9044	2/19/03	\$1,150,000	2660	0	10	1992	4	11450	Y	Y	3457 EAST LAKE SAMMAMISH LN NE
001	172406	9047	9/5/03	\$1,250,000	2750	950	10	2003	3	3312	Y	Y	4035 EAST LK SAMMAMISH SHORE LN SE
001	192506	9113	9/16/03	\$1,345,000	3110	0	10	1994	3	9661	Y	Y	3671 EAST LAKE SAMMAMISH PW NE
001	072406	9094	6/25/03	\$990,000	3130	1100	10	2000	3	11046	Y	N	2515 191ST CT SE
001	202506	9121	2/18/03	\$799,950	3230	0	10	1994	3	31798	Y	N	19605 NE 33RD PL
001	292506	9028	2/12/04	\$686,000	3230	950	10	1991	3	17930	Y	N	20224 NE 18TH PL
001	292506	9034	6/24/03	\$650,000	3280	0	10	1994	3	35960	Y	N	20230 NE 18TH PL
001	202506	9143	4/7/05	\$989,000	3300	0	10	2004	3	9082	Y	N	3318 EAST LAKE SAMMAMISH PW NE
001	012450	0030	1/14/04	\$875,000	3370	0	10	1988	3	9445	Y	N	4227 206TH AV SE
001	752590	0028	11/10/05	\$850,000	3440	520	10	1993	3	53143	Y	N	2114 EAST LAKE SAMMAMISH PW NE
001	182506	9073	5/24/04	\$968,000	3500	0	10	2000	3	19840	Y	N	18635 NE 53RD ST
001	192506	9023	7/30/04	\$1,950,000	3530	0	10	1993	3	11130	Y	Y	3433 EAST LK SAMMAMISH SHORE LN NE
001	072406	9106	9/8/04	\$1,036,958	3570	950	10	1999	3	17392	Y	N	2516 191ST CT SE
001	062406	9051	6/18/04	\$1,590,000	3700	420	10	1991	3	7450	Y	Y	1631 EAST LAKE SAMMAMISH PL SE
001	292506	9033	9/17/04	\$732,500	3790	0	10	1996	3	28875	Y	N	20237 NE 18TH PL
001	012450	0080	6/24/03	\$1,659,000	4030	0	10	1987	3	12081	Y	Y	4261 206TH AV SE
001	752675	0110	10/2/03	\$580,000	2320	1010	11	1994	3	18451	Y	N	1665 204TH AV NE
001	752675	0120	1/24/03	\$570,000	2320	1010	11	1994	3	17479	Y	N	1661 204TH AV NE
001	072406	9055	4/4/03	\$1,985,000	2400	1610	11	2002	3	15994	Y	Y	2419 EAST LAKE SAMMAMISH PL SE
001	752675	0150	1/10/05	\$681,500	2990	0	11	1994	3	17092	Y	N	1637 204TH AV NE
001	752675	0080	4/7/05	\$680,000	3050	0	11	1994	3	16855	Y	N	1656 204TH AV NE
001	752675	0060	12/16/03	\$680,000	3380	0	11	1994	3	18636	Y	N	1646 204TH AV NE
001	752675	0160	8/4/04	\$740,000	3400	0	11	1993	3	25353	Y	N	1629 204TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
001	173870	0050	1/18/05	\$1,513,000	3440	0	11	1992	3	13392	Y	Y	141 EAST LAKE SAMMAMISH LN NE	
001	752675	0100	9/8/03	\$697,000	3480	0	11	1993	3	16716	Y	N	1664 204TH AV NE	
001	077710	0075	6/18/03	\$1,250,000	3670	0	11	1990	3	7875	Y	Y	605 EAST LAKE SAMMAMISH LN NE	
001	202506	9145	7/6/05	\$1,225,000	3910	1240	11	2005	3	9251	Y	N	3334 EAST LAKE SAMMAMISH PW NE	
001	202506	9124	4/17/03	\$850,000	3950	0	11	2000	3	20915	N	N	19916 NE 30TH CT	
001	062406	9030	7/27/04	\$1,500,000	4050	0	11	1991	3	7700	Y	Y	1225 EAST LK SAMMAMISH SHORE LN SE	
001	202506	9138	6/2/05	\$1,259,000	4180	0	11	2005	3	35682	Y	N	19621 NE 33RD PL	
001	192506	9092	8/17/05	\$2,120,000	4650	1750	11	2004	3	14654	Y	Y	3645 EAST LAKE SAMMAMISH PW NE	
001	202506	9117	9/22/03	\$2,200,000	3880	1680	12	1997	3	9218	Y	Y	2819 EAST LAKE SAMMAMISH PW NE	
001	519710	0070	8/8/05	\$2,200,000	4290	0	12	1990	3	24250	Y	Y	921 EAST LK SAMMAMISH SHORE LN SE	
001	292506	9022	4/16/03	\$3,150,000	4880	0	12	1992	3	29834	Y	Y	1723 EAST LAKE SAMMAMISH PW NE	
006	720000	0953	12/4/03	\$225,000	860	0	6	1940	4	7000	N	N	17050 NE 95TH ST	
006	362605	9025	8/20/04	\$272,000	1050	0	6	1947	4	24600	N	N	17835 NE 116TH ST	
006	720200	0160	9/16/04	\$380,000	810	750	7	1972	4	7200	N	N	15817 NE 112TH ST	
006	720200	0120	3/17/03	\$263,000	820	780	7	1973	3	7200	N	N	15814 NE 111TH CT	
006	720200	0140	8/13/03	\$269,950	820	930	7	1971	4	8100	N	N	11135 159TH AV NE	
006	719935	0150	4/18/03	\$285,000	880	630	7	1980	4	12000	N	N	16120 NE 105TH CT	
006	719935	0270	2/10/05	\$349,000	880	630	7	1980	4	7125	N	N	16003 NE 106TH ST	
006	719935	0420	8/20/03	\$259,750	880	520	7	1981	4	6825	N	N	10612 161ST AV NE	
006	719936	0310	6/6/03	\$268,500	880	630	7	1980	4	7383	N	N	16121 NE 109TH ST	
006	719936	0470	8/23/05	\$399,000	880	630	7	1980	4	6930	N	N	10913 161ST AV NE	
006	549020	0350	8/24/05	\$253,000	910	0	7	1969	3	7350	N	N	16824 NE 107TH ST	
006	549020	0410	6/16/04	\$246,000	910	0	7	1970	4	8262	N	N	16803 NE 107TH ST	
006	720180	0070	3/31/05	\$232,000	940	0	7	1971	3	7280	N	N	15827 NE 110TH ST	
006	358522	0540	7/11/03	\$235,000	960	0	7	1968	3	7500	N	N	10431 170TH AV NE	
006	886170	0040	11/19/04	\$300,652	960	530	7	1977	3	10275	N	N	16109 NE 99TH ST	
006	719935	0310	9/23/05	\$378,660	970	390	7	1980	3	6825	N	N	10509 160TH CT NE	
006	719935	0320	5/20/04	\$321,000	970	420	7	1980	4	7210	N	N	10501 160TH CT NE	
006	720000	1445	6/7/05	\$325,000	970	760	7	1949	3	12000	N	N	17019 NE 88TH ST	
006	549020	0120	5/25/04	\$237,500	980	0	7	1968	3	7350	N	N	17009 NE 106TH ST	
006	549020	0740	9/24/04	\$268,500	980	0	7	1968	4	7210	N	N	17014 NE 106TH ST	

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	719936	0200	8/29/05	\$350,000	980	440	7	1980	4	7956	N	N	16230 NE 108TH CT
006	719936	0330	12/10/04	\$330,000	980	320	7	1980	4	7208	N	N	16205 NE 109TH ST
006	720000	1559	5/15/03	\$250,500	980	0	7	1967	4	9375	N	N	8811 172ND AV NE
006	358522	0450	2/24/04	\$236,000	990	0	7	1968	4	8625	N	N	16808 NE 104TH CT
006	719935	0410	4/16/03	\$275,000	990	460	7	1981	4	7560	N	N	10604 161ST AV NE
006	720200	0210	7/6/04	\$266,000	990	0	7	1969	4	5525	N	N	11106 158TH AV NE
006	660070	0050	12/16/04	\$289,000	1000	0	7	1980	4	6460	N	N	17020 NE 93RD CT
006	719910	0190	7/21/04	\$263,000	1000	0	7	1968	3	8000	N	N	10115 162ND PL NE
006	719920	0060	2/24/04	\$243,600	1000	0	7	1969	3	9085	N	N	10212 162ND AV NE
006	719920	0070	5/30/03	\$230,000	1000	0	7	1968	3	9200	N	N	10204 162ND AV NE
006	719936	0030	1/14/05	\$345,000	1000	650	7	1980	4	7350	N	N	16205 NE 107TH CT
006	719936	0160	5/20/04	\$279,000	1000	440	7	1980	4	7085	N	N	16135 NE 108TH CT
006	719936	0210	2/14/05	\$327,500	1000	440	7	1980	3	7659	N	N	16222 NE 108TH CT
006	719936	0270	5/11/04	\$317,000	1000	440	7	1980	4	6278	N	N	16102 NE 108TH CT
006	719936	0280	10/4/04	\$285,000	1000	700	7	1980	3	7505	N	N	10910 161ST AV NE
006	719936	0340	3/17/05	\$329,995	1000	360	7	1980	4	7412	N	N	16209 NE 109TH ST
006	719936	0420	9/10/04	\$340,000	1000	700	7	1980	4	7770	N	N	16110 NE 109TH ST
006	719936	0440	11/22/05	\$395,000	1000	440	7	1980	4	8112	N	N	10937 161ST AV NE
006	719936	0440	5/13/03	\$259,950	1000	440	7	1980	4	8112	N	N	10937 161ST AV NE
006	719936	0480	12/15/04	\$335,900	1000	440	7	1980	4	8208	N	N	10905 161ST AV NE
006	358522	0280	2/22/05	\$350,000	1010	630	7	1968	4	4800	N	N	10439 168TH AV NE
006	358522	0310	6/25/03	\$274,950	1010	1010	7	1968	3	7200	N	N	10427 168TH AV NE
006	358522	0330	12/6/04	\$323,700	1010	630	7	1968	4	7280	N	N	10415 168TH AV NE
006	337880	0090	9/20/04	\$306,950	1020	520	7	1962	4	7150	N	N	9625 164TH AV NE
006	720155	0080	4/7/03	\$282,000	1040	960	7	1977	3	9800	N	N	9227 169TH PL NE
006	944780	0010	4/20/04	\$307,350	1040	480	7	1974	3	8400	N	N	9108 171ST AV NE
006	813500	0010	6/1/05	\$344,000	1050	500	7	1980	3	7000	N	N	10720 157TH AV NE
006	886150	0100	7/28/03	\$308,000	1060	440	7	1981	3	10336	N	N	8502 169TH PL NE
006	719933	0060	6/22/04	\$230,000	1070	0	7	1978	4	7000	N	N	10829 157TH AV NE
006	719933	0210	6/5/03	\$235,000	1070	0	7	1978	3	7500	N	N	10918 158TH CT NE
006	720000	1060	3/17/03	\$259,950	1070	0	7	1966	3	11869	N	N	16940 NE 92ND ST

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	549020	0430	6/23/04	\$260,000	1080	0	7	1972	3	5980	N	N	16811 NE 107TH ST
006	549021	0100	10/19/05	\$346,950	1080	0	7	1977	4	7140	N	N	16711 NE 106TH ST
006	549021	0200	8/10/05	\$379,000	1080	620	7	1977	3	7280	N	N	16715 NE 107TH ST
006	613840	0160	9/29/04	\$315,500	1080	770	7	1963	4	8820	N	N	16725 NE 98TH PL
006	719930	0050	7/9/04	\$302,007	1080	440	7	1977	3	9500	N	N	10214 161ST PL NE
006	719930	0150	6/25/03	\$283,500	1080	350	7	1977	3	7875	N	N	10121 161ST PL NE
006	719930	0180	8/26/03	\$275,000	1080	310	7	1977	4	7800	N	N	10215 161ST PL NE
006	719930	0220	8/27/03	\$278,000	1080	310	7	1977	3	7360	N	N	16107 NE 103RD ST
006	719935	0570	6/18/04	\$308,000	1080	460	7	1981	4	6231	N	N	16122 NE 107TH WY
006	358522	0300	12/2/05	\$354,950	1090	630	7	1969	4	7200	N	N	10431 168TH AV NE
006	613860	0070	7/29/04	\$293,000	1090	0	7	1967	4	9100	N	N	9511 169TH AV NE
006	719730	0095	5/11/05	\$339,950	1090	480	7	1976	3	9800	N	N	9021 170TH AV NE
006	720000	1602	4/19/05	\$336,500	1090	1010	7	1968	4	9360	N	N	9014 171ST AV NE
006	720180	0160	9/22/04	\$305,000	1090	750	7	1975	3	6400	N	N	15705 NE 110TH ST
006	720190	0090	6/16/05	\$332,000	1090	1050	7	1976	3	7210	N	N	15807 NE 111TH ST
006	720190	0110	6/14/05	\$389,000	1090	750	7	1976	3	7000	N	N	15715 NE 111TH ST
006	720190	0110	4/28/03	\$295,450	1090	750	7	1976	3	7000	N	N	15715 NE 111TH ST
006	720190	0120	4/19/05	\$376,950	1090	750	7	1976	4	6565	N	N	15709 NE 111TH ST
006	720190	0160	12/21/05	\$376,000	1090	750	7	1976	3	7350	N	N	11117 157TH AV NE
006	720190	0300	9/28/05	\$395,000	1090	750	7	1976	3	7210	N	N	11121 156TH PL NE
006	720190	0300	9/5/03	\$261,000	1090	750	7	1976	3	7210	N	N	11121 156TH PL NE
006	720190	0330	8/11/05	\$380,900	1090	750	7	1976	3	7210	N	N	11139 156TH PL NE
006	720190	0350	3/25/05	\$315,000	1090	950	7	1976	4	10800	N	N	11151 156TH PL NE
006	720200	0010	3/19/03	\$274,900	1090	750	7	1975	3	9240	N	N	11138 159TH AV NE
006	720200	0030	3/25/05	\$350,000	1090	750	7	1975	3	8540	N	N	11126 159TH AV NE
006	720200	0040	6/13/03	\$271,000	1090	750	7	1975	3	7488	N	N	11120 159TH AV NE
006	864500	0060	3/24/04	\$299,000	1090	430	7	1981	4	12797	N	N	16023 NE 112TH ST
006	019360	0290	8/19/03	\$267,500	1100	700	7	1968	3	9747	N	N	9322 166TH PL NE
006	337870	0060	4/13/04	\$280,000	1100	620	7	1959	3	9180	N	N	16440 NE 99TH ST
006	549021	0510	5/1/03	\$299,450	1100	430	7	1977	3	12765	N	N	10602 165TH PL NE
006	719930	0110	10/28/03	\$299,950	1100	440	7	1977	3	8250	N	N	10014 161ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	947520	0340	1/5/05	\$323,000	1100	880	7	1968	3	8400	N	N	16703 NE 91ST ST
006	613840	0250	7/16/04	\$329,750	1110	790	7	1964	3	8540	N	N	16812 NE 97TH ST
006	720000	1254	5/11/05	\$454,500	1110	1040	7	1966	4	9000	N	N	8817 171ST AV NE
006	358522	0370	2/23/05	\$300,000	1120	0	7	1968	3	7650	N	N	10404 168TH AV NE
006	719730	0015	9/13/04	\$309,950	1120	0	7	1960	4	9450	N	N	9025 171ST AV NE
006	719910	0180	12/10/04	\$285,000	1120	0	7	1968	4	7440	N	N	10109 162ND PL NE
006	337890	0090	5/28/03	\$235,000	1130	120	7	1962	3	11680	N	N	9745 166TH AV NE
006	549020	0560	12/19/03	\$235,000	1130	0	7	1969	4	7360	N	N	10611 170TH CT NE
006	719935	0450	6/15/05	\$444,000	1130	380	7	1981	3	7575	N	N	10633 161ST CT NE
006	719935	0450	3/17/03	\$263,000	1130	380	7	1981	3	7575	N	N	10633 161ST CT NE
006	886150	0030	5/21/04	\$350,000	1130	730	7	1982	4	10260	N	N	8615 169TH PL NE
006	019360	0010	6/7/04	\$342,000	1140	1010	7	1967	3	10450	N	N	16603 NE 92ND ST
006	188820	0040	6/9/03	\$310,000	1140	1090	7	1964	4	9000	N	N	8820 171ST AV NE
006	549020	0070	10/28/05	\$425,000	1140	1010	7	1968	4	8625	N	N	16825 NE 106TH ST
006	549020	0220	4/7/04	\$312,500	1140	1010	7	1970	4	7560	N	N	10616 171ST AV NE
006	719933	0050	6/25/03	\$291,000	1140	580	7	1978	4	7896	N	N	10837 157TH AV NE
006	719933	0080	5/12/03	\$314,950	1140	660	7	1978	4	27000	N	N	10819 157TH AV NE
006	719933	0090	8/9/05	\$394,950	1140	660	7	1978	3	8527	N	N	10815 157TH AV NE
006	719933	0120	9/27/05	\$367,950	1140	580	7	1978	3	7500	N	N	10820 157TH AV NE
006	719933	0200	8/20/03	\$297,500	1140	580	7	1978	3	7210	N	N	10912 158TH CT NE
006	719933	0330	4/23/03	\$267,500	1140	580	7	1978	4	8025	N	N	10936 157TH CT NE
006	719933	0430	4/28/04	\$225,000	1140	580	7	1977	4	8000	N	N	10927 156TH CT NE
006	719935	0070	3/3/05	\$308,000	1140	0	7	1980	3	7350	N	N	16101 NE 105TH CT
006	719935	0120	10/4/04	\$281,600	1140	0	7	1980	4	10200	N	N	16144 NE 105TH CT
006	719935	0140	7/14/03	\$264,100	1140	0	7	1980	3	10200	N	N	16128 NE 105TH CT
006	719935	0380	6/12/03	\$247,500	1140	0	7	1980	3	7210	N	N	16049 NE 106TH ST
006	549020	0030	11/24/04	\$240,000	1150	930	7	1968	3	7350	N	N	16809 NE 106TH ST
006	549020	0690	5/9/05	\$323,000	1150	0	7	1968	4	7360	N	N	10615 171ST AV NE
006	720000	0652	12/21/05	\$340,500	1150	0	7	1962	3	13488	N	N	9580 166TH AV NE
006	720000	1556	3/20/03	\$343,000	1150	1110	7	1967	4	11000	N	N	8805 172ND AV NE
006	549020	0810	3/4/03	\$255,000	1160	0	7	1969	4	7125	N	N	10612 169TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	719931	0290	6/12/03	\$300,000	1170	550	7	1978	3	7800	N	N	10337 162ND PL NE
006	358522	0120	8/2/05	\$305,000	1180	0	7	1968	3	8330	N	N	17009 NE 105TH ST
006	549020	0550	3/17/03	\$255,700	1180	0	7	1968	4	7520	N	N	10618 169TH AV NE
006	613840	0070	9/22/04	\$299,900	1180	570	7	1963	3	9100	N	N	16712 NE 98TH PL
006	719730	0055	12/8/04	\$345,000	1180	360	7	1976	4	9450	N	N	9116 170TH AV NE
006	719932	0090	7/26/04	\$283,000	1180	840	7	1978	3	7350	N	N	15731 NE 105TH CT
006	719932	0290	7/25/03	\$310,000	1180	800	7	1978	3	10416	N	N	15808 NE 106TH ST
006	719932	0470	11/14/05	\$432,000	1180	660	7	1977	3	7000	N	N	10560 158TH AV NE
006	719934	0420	7/15/04	\$320,750	1180	860	7	1980	4	8800	N	N	10818 160TH AV NE
006	549020	0040	9/19/05	\$410,000	1190	830	7	1968	4	7350	N	N	16813 NE 106TH ST
006	549020	0110	3/26/04	\$252,000	1190	0	7	1968	4	8000	N	N	17003 NE 106TH ST
006	549020	0610	12/9/03	\$256,000	1190	0	7	1969	4	8400	N	N	10612 170TH CT NE
006	719930	0400	5/28/03	\$298,000	1190	780	7	1975	4	8250	N	N	16114 NE 103RD ST
006	337910	0030	6/10/04	\$284,000	1200	0	7	1969	3	9375	N	N	10416 171ST AV NE
006	549021	0060	11/19/03	\$295,000	1200	840	7	1977	4	7980	N	N	16615 NE 106TH ST
006	613840	0230	9/25/03	\$320,000	1200	570	7	1964	3	8540	N	N	16728 NE 97TH ST
006	719933	0040	9/20/04	\$249,000	1200	0	7	1978	3	7990	N	N	15627 NE 109TH ST
006	947520	0320	3/12/04	\$333,500	1200	600	7	1969	3	8750	N	N	16713 NE 91ST ST
006	052800	0110	10/15/03	\$303,000	1210	0	7	1955	4	12730	N	N	16677 NE 88TH ST
006	002352	0730	3/6/03	\$295,000	1220	500	7	1977	3	10625	N	N	16622 NE 108TH ST
006	052800	0025	2/19/04	\$295,000	1220	1220	7	1961	4	12635	N	N	16713 NE 87TH ST
006	332775	0040	7/1/05	\$306,000	1220	0	7	1968	3	6000	N	N	9905 167TH AV NE
006	332775	0050	5/16/03	\$257,000	1220	0	7	1968	3	7275	N	N	9901 167TH AV NE
006	613840	0010	3/17/03	\$245,000	1220	0	7	1966	4	9360	N	N	16608 NE 97TH ST
006	719930	0120	6/14/04	\$282,500	1220	0	7	1977	4	7275	N	N	10015 161ST PL NE
006	719930	0430	11/17/04	\$290,000	1220	440	7	1975	3	8250	N	N	16136 NE 103RD ST
006	719936	0350	1/14/05	\$337,000	1220	730	7	1980	4	8107	N	N	16215 NE 109TH ST
006	720585	0010	6/22/04	\$290,000	1230	0	7	1981	3	11316	N	N	16020 NE 99TH ST
006	864500	0040	7/30/03	\$283,900	1230	0	7	1981	4	12038	N	N	16039 NE 112TH ST
006	549020	0170	4/22/05	\$312,000	1240	0	7	1968	3	6675	N	N	17101 NE 106TH ST
006	549020	0660	5/19/03	\$260,000	1240	0	7	1968	4	5229	N	N	10606 171ST CT NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	549021	0270	9/8/03	\$289,900	1240	910	7	1977	3	8000	N	N	16604 NE 107TH ST
006	710560	0010	1/20/04	\$265,000	1240	0	7	1967	3	11016	N	N	16630 NE 89TH ST
006	719934	0430	6/24/05	\$412,000	1240	550	7	1979	3	7200	N	N	15910 NE 109TH ST
006	150820	0260	10/13/03	\$270,450	1250	0	7	1969	3	9419	Y	N	8003 172ND AV NE
006	337880	0220	6/8/05	\$365,000	1250	960	7	1962	4	7245	N	N	16425 NE 97TH PL
006	358522	0250	9/18/03	\$245,000	1250	0	7	1968	4	7200	N	N	16814 NE 105TH ST
006	549021	0390	7/2/04	\$335,000	1250	460	7	1977	4	7000	N	N	10627 164TH AV NE
006	720000	1260	10/20/03	\$286,139	1250	0	7	1969	4	8750	N	N	8921 171ST AV NE
006	720000	1260	8/5/03	\$235,000	1250	0	7	1969	4	8750	N	N	8921 171ST AV NE
006	720190	0370	10/21/04	\$294,900	1250	0	7	1975	4	6975	N	N	15610 NE 112TH ST
006	002352	0360	3/20/03	\$317,000	1260	890	7	1979	3	11220	N	N	16403 NE 111TH ST
006	074200	0160	9/27/04	\$305,000	1260	250	7	1960	4	8673	Y	N	8060 171ST AV NE
006	256136	0230	9/22/05	\$435,000	1260	510	7	1984	3	11737	N	N	15625 NE 113TH CT
006	337900	0040	6/17/03	\$279,950	1260	860	7	1966	3	8560	N	N	9503 164TH AV NE
006	549020	0790	5/9/05	\$325,000	1260	0	7	1968	3	6650	N	N	16904 NE 106TH ST
006	613840	0340	8/13/04	\$300,000	1260	1000	7	1966	2	6405	N	N	9517 168TH AV NE
006	719930	0270	11/13/03	\$312,000	1260	880	7	1977	3	7300	N	N	10116 161ST AV NE
006	719931	0240	11/18/05	\$475,000	1260	500	7	1977	4	9350	N	N	10311 162ND PL NE
006	719932	0050	4/20/05	\$369,950	1260	530	7	1977	3	9800	N	N	15803 NE 105TH ST
006	002352	0330	9/20/05	\$447,500	1270	500	7	1978	4	9555	N	N	16506 NE 110TH ST
006	549022	0080	7/19/05	\$399,500	1270	890	7	1977	3	11025	N	N	10710 167TH PL NE
006	613850	0010	10/25/05	\$406,000	1270	600	7	1967	3	8000	N	N	16927 NE 97TH ST
006	613850	0010	9/30/03	\$299,500	1270	600	7	1967	3	8000	N	N	16927 NE 97TH ST
006	358522	0620	10/12/05	\$350,000	1280	720	7	1968	3	7252	N	N	16902 NE 104TH ST
006	719730	0070	9/10/04	\$309,000	1280	0	7	1976	4	8750	N	N	9022 170TH AV NE
006	719930	0030	11/30/05	\$460,000	1280	810	7	1977	4	24830	N	N	10224 161ST PL NE
006	719930	0080	12/7/05	\$416,000	1280	430	7	1977	4	9000	N	N	10120 161ST PL NE
006	719935	0350	9/27/04	\$292,500	1280	0	7	1980	3	5600	N	N	10520 160TH CT NE
006	719935	0500	4/21/03	\$340,000	1280	910	7	1981	5	8625	N	N	10602 161ST CT NE
006	719935	0520	7/21/03	\$306,500	1280	960	7	1981	4	7344	N	N	10614 161ST CT NE
006	864500	0110	8/13/04	\$370,000	1280	980	7	1983	3	15067	N	N	11339 161ST CT NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	719931	0140	11/25/03	\$268,000	1290	550	7	1978	3	7500	N	N	10307 163RD AV NE
006	719934	0260	3/17/03	\$335,000	1290	280	7	1981	4	7700	N	N	10811 159TH CT NE
006	720000	1008	7/25/05	\$300,000	1290	0	7	1935	3	11250	N	N	17011 NE 95TH ST
006	720190	0320	3/15/05	\$365,000	1290	0	7	1976	3	7210	N	N	11133 156TH PL NE
006	720190	0430	10/21/04	\$305,000	1290	0	7	1976	4	7455	N	N	11126 157TH AV NE
006	720190	0530	10/28/04	\$299,500	1290	0	7	1976	3	8160	N	N	11109 159TH AV NE
006	720200	0020	9/23/05	\$340,000	1290	0	7	1975	3	9900	N	N	11132 159TH AV NE
006	720200	0240	10/4/05	\$348,000	1290	0	7	1976	3	7500	N	N	11109 158TH AV NE
006	720200	0340	3/27/04	\$278,000	1290	0	7	1975	3	8502	N	N	15832 NE 112TH ST
006	019360	0250	5/10/04	\$287,500	1300	0	7	1968	4	10285	N	N	16620 NE 92ND ST
006	019360	0320	9/19/03	\$265,000	1300	0	7	1968	3	8100	N	N	9306 166TH PL NE
006	358522	0190	8/10/04	\$297,000	1300	0	7	1968	4	7650	N	N	10504 170TH AV NE
006	358522	0600	10/18/04	\$268,000	1300	0	7	1968	3	7500	N	N	16914 NE 104TH ST
006	613850	0100	5/17/05	\$369,900	1300	0	7	1967	3	10500	N	N	16942 NE 97TH ST
006	719930	0330	7/7/04	\$320,950	1300	880	7	1976	3	6650	N	N	10115 161ST AV NE
006	720000	1355	5/14/04	\$364,000	1300	970	7	1977	3	9585	N	N	16805 NE 87TH ST
006	947520	0160	6/1/05	\$397,000	1300	700	7	1969	4	8528	N	N	9111 168TH PL NE
006	147400	0010	9/26/03	\$273,000	1310	0	7	1976	4	8400	N	N	9218 171ST AV NE
006	147400	0020	9/3/03	\$267,500	1310	0	7	1976	4	8400	N	N	9210 171ST AV NE
006	150820	0040	4/17/03	\$250,000	1310	0	7	1969	3	9547	N	N	8024 172ND AV NE
006	002352	0880	3/25/03	\$330,000	1320	870	7	1977	3	9600	N	N	10909 166TH PL NE
006	019360	0030	1/16/04	\$272,600	1320	0	7	1967	4	8742	N	N	16615 NE 92ND ST
006	613840	0120	3/17/03	\$246,000	1320	0	7	1965	3	6300	N	N	16742 NE 98TH PL
006	719934	0670	7/30/03	\$293,200	1320	550	7	1979	3	7350	N	N	10905 159TH AV NE
006	150820	0110	1/2/03	\$253,500	1330	500	7	1970	3	11695	N	N	8218 172ND AV NE
006	256136	0220	3/23/04	\$385,000	1330	540	7	1983	4	13958	N	N	15703 NE 113TH CT
006	549022	0070	2/11/03	\$277,500	1330	410	7	1977	3	9600	N	N	10716 167TH PL NE
006	710560	0035	7/6/04	\$341,000	1330	1330	7	1965	3	11016	N	N	16724 NE 89TH ST
006	719730	0010	3/18/03	\$237,500	1330	0	7	1959	3	9450	N	N	9015 171ST AV NE
006	813500	0110	11/18/03	\$295,000	1330	0	7	1979	3	9800	N	N	15631 NE 107TH CT
006	150820	0050	8/31/05	\$379,950	1340	290	7	1969	3	11777	N	N	8102 172ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	613840	0350	5/4/05	\$432,950	1340	700	7	1966	3	9216	N	N	9525 168TH AV NE
006	719932	0270	11/10/04	\$369,000	1340	950	7	1978	3	6760	N	N	10575 158TH AV NE
006	719936	0040	12/30/04	\$377,150	1340	1110	7	1980	4	8148	N	N	16213 NE 107TH CT
006	720000	1603	7/9/04	\$334,000	1350	0	7	1968	4	9360	N	N	9024 171ST AV NE
006	002352	0230	2/12/03	\$310,000	1360	460	7	1978	4	8325	N	N	10809 165TH PL NE
006	002352	0510	10/18/04	\$349,000	1360	490	7	1977	3	9600	N	N	16615 NE 108TH ST
006	002352	0750	4/7/03	\$359,000	1360	490	7	1977	4	9605	N	N	10806 166TH PL NE
006	719930	0160	9/10/03	\$257,000	1360	0	7	1977	3	7500	N	N	10129 161ST PL NE
006	719930	0210	9/3/03	\$290,000	1360	0	7	1977	4	7700	N	N	16115 NE 103RD ST
006	719932	0030	11/30/05	\$399,990	1360	560	7	1977	3	7350	N	N	15819 NE 105TH ST
006	719935	0400	9/24/04	\$299,475	1360	0	7	1980	3	6750	N	N	16115 NE 106TH ST
006	719935	0400	7/22/04	\$263,300	1360	0	7	1980	3	6750	N	N	16115 NE 106TH ST
006	933240	0190	1/23/04	\$330,000	1360	510	7	1975	4	9555	N	N	16716 NE 92ND ST
006	002352	0180	5/27/05	\$455,000	1370	980	7	1978	3	9600	N	N	10907 165TH PL NE
006	549021	0230	12/29/04	\$367,000	1370	430	7	1977	3	7000	N	N	16630 NE 107TH ST
006	549021	0440	3/23/05	\$410,000	1370	940	7	1977	3	12000	N	N	16403 NE 106TH PL
006	813500	0030	7/22/04	\$350,000	1370	400	7	1979	4	8400	N	N	10640 157TH AV NE
006	813500	0170	5/13/03	\$299,990	1370	450	7	1980	3	7650	N	N	15642 NE 107TH CT
006	549021	0480	2/2/05	\$314,000	1390	450	7	1977	3	7200	N	N	16427 NE 106TH PL
006	613840	0550	4/24/03	\$249,950	1390	0	7	1966	3	8775	N	N	16607 NE 97TH ST
006	719910	0150	9/17/03	\$243,000	1390	0	7	1968	3	11040	N	N	10012 163RD AV NE
006	719932	0480	9/23/05	\$430,000	1390	310	7	1978	3	7000	N	N	10546 158TH AV NE
006	719932	0550	7/15/04	\$335,750	1390	460	7	1977	3	7700	N	N	10510 158TH AV NE
006	719935	0590	12/13/04	\$356,100	1390	500	7	1981	3	8250	N	N	16106 NE 107TH WY
006	002352	0310	5/20/04	\$320,000	1400	0	7	1978	4	9600	N	N	10922 165TH PL NE
006	052800	0015	12/5/03	\$342,450	1400	760	7	1968	4	12635	N	N	16625 NE 87TH ST
006	613840	0290	11/3/05	\$424,950	1410	1060	7	1964	3	8960	N	N	9526 168TH AV NE
006	613840	0380	3/17/04	\$320,500	1410	1060	7	1964	3	7505	N	N	16725 NE 97TH ST
006	719932	0490	6/28/04	\$322,000	1410	580	7	1978	3	7000	N	N	15814 NE 106TH CT
006	150820	0070	7/11/05	\$404,950	1420	630	7	1975	3	20807	N	N	8114 172ND AV NE
006	719932	0450	10/12/04	\$300,000	1420	530	7	1978	3	7200	N	N	15829 NE 106TH ST

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	933240	0090	2/21/03	\$302,500	1420	800	7	1974	4	8428	N	N	9304 168TH PL NE
006	719920	0230	9/21/04	\$284,000	1430	450	7	1968	3	7144	N	N	10241 163RD AV NE
006	719934	0550	11/22/04	\$379,950	1430	500	7	1979	3	6650	N	N	10924 160TH CT NE
006	933240	0140	8/27/03	\$280,000	1430	820	7	1973	4	8064	N	N	9408 168TH PL NE
006	337860	0010	1/7/04	\$229,500	1440	0	7	1959	3	8432	N	N	16563 NE 99TH ST
006	337860	0040	3/23/04	\$250,000	1440	0	7	1959	3	9855	N	N	16566 NE 99TH ST
006	358522	0240	5/9/05	\$305,000	1450	0	7	1968	3	7200	N	N	16820 NE 105TH ST
006	719934	0310	11/12/03	\$295,000	1450	650	7	1980	3	7600	N	N	10818 159TH CT NE
006	332775	0060	1/5/05	\$312,000	1460	0	7	1968	4	4800	N	N	9904 167TH AV NE
006	719934	0650	9/9/05	\$381,500	1460	0	7	1979	3	7700	N	N	10913 159TH AV NE
006	149430	0130	7/17/03	\$285,000	1470	360	7	1980	3	8465	N	N	8602 169TH CT NE
006	337870	0120	6/20/05	\$310,000	1470	0	7	1959	3	7590	N	N	9830 164TH AV NE
006	337880	0070	2/23/04	\$282,500	1475	950	7	1961	3	7150	N	N	9709 164TH AV NE
006	150820	0090	5/9/05	\$400,000	1480	500	7	1975	3	9420	N	N	8206 172ND AV NE
006	312606	9079	7/14/05	\$500,000	1490	0	7	1952	3	145490	N	N	10631 AVONDALE RD NE
006	337860	0030	11/28/03	\$259,000	1500	0	7	1959	3	9180	N	N	16554 NE 99TH ST
006	362605	9050	9/12/05	\$1,650,000	1500	450	7	1963	3	223027	Y	N	11215 178TH CT NE
006	613850	0090	3/12/03	\$295,500	1500	0	7	1967	4	6960	N	N	16936 NE 97TH ST
006	719910	0070	3/18/03	\$260,000	1500	0	7	1968	3	7200	N	N	10108 163RD AV NE
006	719731	0050	11/10/03	\$305,000	1502	502	7	1976	4	9600	N	N	16838 NE 89TH ST
006	337870	0080	9/21/05	\$340,000	1510	0	7	1959	3	9180	N	N	16420 NE 99TH ST
006	337870	0180	10/13/04	\$285,000	1510	0	7	1959	3	9291	N	N	16535 NE 99TH ST
006	719930	0010	4/29/05	\$399,950	1510	910	7	1974	4	8880	N	N	10232 161ST PL NE
006	719934	0200	11/22/04	\$385,000	1520	670	7	1981	4	7410	N	N	15843 NE 107TH WY
006	719934	0600	6/29/05	\$391,500	1520	0	7	1979	4	7200	N	N	16002 NE 109TH WY
006	362605	9078	10/1/03	\$271,450	1530	0	7	1975	4	10890	N	N	17032 NE 107TH ST
006	549020	0440	6/7/04	\$325,500	1530	0	7	1998	3	6615	N	N	16815 NE 107TH ST
006	719934	0030	5/3/05	\$364,950	1530	0	7	1982	3	8190	N	N	10809 158TH CT NE
006	719932	0430	9/9/05	\$472,500	1550	510	7	1978	3	7350	N	N	15845 NE 106TH ST
006	358522	0100	5/23/03	\$287,000	1560	0	7	1968	3	7300	N	N	10420 170TH AV NE
006	719900	0220	4/26/05	\$380,000	1570	0	7	1968	4	8550	N	N	16110 NE 100TH ST

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	719930	0200	3/4/03	\$262,768	1600	0	7	1977	3	8800	N	N	10231 161ST PL NE
006	719932	0190	12/1/03	\$322,000	1600	870	7	1978	3	7350	N	N	10511 158TH AV NE
006	719730	0050	8/14/03	\$265,000	1610	0	7	1976	3	9450	N	N	9126 170TH AV NE
006	337880	0050	3/16/04	\$284,450	1620	0	7	1960	4	8680	N	N	9723 164TH AV NE
006	710560	0069	3/18/04	\$312,000	1620	0	7	1997	3	9405	N	N	16639 NE 89TH ST
006	719932	0250	12/12/05	\$505,000	1620	930	7	1978	4	4410	N	N	10559 158TH AV NE
006	710560	0040	5/21/04	\$345,000	1640	730	7	1977	3	12376	N	N	16732 NE 89TH ST
006	719934	0270	4/21/03	\$354,500	1660	900	7	1980	4	7200	N	N	10819 159TH CT NE
006	719934	0300	3/9/05	\$380,000	1660	900	7	1980	4	9900	N	N	10826 159TH CT NE
006	549020	0490	8/18/03	\$248,000	1670	0	7	1969	3	7990	N	N	16824 NE 106TH ST
006	002352	0870	7/11/03	\$355,000	1680	950	7	1977	4	9600	N	N	10917 166TH PL NE
006	719934	0170	12/20/04	\$425,000	1680	1010	7	1981	4	7216	N	N	15927 NE 107TH WY
006	719932	0340	11/25/03	\$343,000	1690	1030	7	1978	3	8120	N	N	15844 NE 106TH ST
006	719932	0680	8/27/04	\$349,900	1690	860	7	1978	3	7350	N	N	15922 NE 106TH CT
006	720000	1306	8/19/03	\$369,000	1690	1270	7	1979	3	10800	N	N	16910 NE 88TH ST
006	719930	0390	1/21/03	\$266,990	1700	0	7	1977	4	8250	N	N	16106 NE 103RD ST
006	720000	1263	6/16/05	\$402,000	1700	430	7	1973	3	16380	N	N	17008 NE 88TH ST
006	613840	0090	12/1/04	\$275,000	1730	0	7	1965	4	9100	N	N	16728 NE 98TH PL
006	813500	0150	2/13/04	\$331,500	1730	0	7	1980	4	6000	N	N	15626 NE 107TH CT
006	864500	0170	3/26/04	\$370,000	1740	0	7	1983	4	14443	N	N	11336 161ST CT NE
006	358522	0430	9/7/04	\$275,000	1760	0	7	2005	3	11132	N	N	16910 NE 104TH CT
006	719930	0060	1/26/05	\$355,000	1760	0	7	1975	3	11625	N	N	10206 161ST PL NE
006	719931	0200	5/18/04	\$335,000	1790	0	7	1976	3	7000	N	N	10328 162ND PL NE
006	719931	0200	9/8/03	\$270,000	1790	0	7	1976	3	7000	N	N	10328 162ND PL NE
006	358522	0020	1/19/05	\$315,000	1800	0	7	1968	4	7700	N	N	17009 NE 104TH CT
006	864500	0190	6/5/03	\$330,000	1810	0	7	1983	3	14512	N	N	11220 161ST CT NE
006	022505	9069	4/6/05	\$369,950	1820	420	7	1991	3	11761	N	N	9550 WOODINVILLE-REDMOND RD NE
006	895020	0010	5/12/04	\$325,000	1820	350	7	1973	3	11760	N	N	8502 171ST AV NE
006	933240	0160	11/18/04	\$405,000	1840	780	7	1975	4	8400	N	N	16820 NE 92ND ST
006	719935	0660	10/3/05	\$395,000	1870	0	7	1980	3	7280	N	N	16028 NE 106TH ST
006	150820	0190	7/1/05	\$425,000	1880	0	7	1969	3	8936	N	N	8201 172ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	074200	0120	9/2/03	\$356,750	1910	1030	7	1979	4	8400	Y	N	8209 171ST AV NE
006	352605	9102	7/12/05	\$550,000	2000	1170	7	1928	4	40480	N	N	15805 NE 116TH ST
006	352605	9103	8/29/05	\$900,000	2020	0	7	1978	3	91911	N	N	11425 162ND AV NE
006	886150	0065	9/23/04	\$373,000	2020	0	7	1984	4	10260	N	N	8714 169TH PL NE
006	947520	0210	6/30/04	\$329,500	2030	0	7	1969	3	8352	N	N	9120 168TH PL NE
006	719900	0300	11/4/05	\$459,950	2040	0	7	1967	4	7500	N	N	10035 163RD AV NE
006	719932	0370	1/3/03	\$295,000	2050	0	7	1978	3	7350	N	N	15922 NE 106TH ST
006	052800	0115	4/13/04	\$345,466	2060	0	7	1956	4	19440	N	N	16680 NE 88TH ST
006	719730	0080	6/29/05	\$408,000	2280	0	7	1995	4	17100	N	N	9003 171ST AV NE
006	719730	0080	6/20/03	\$365,000	2280	0	7	1995	4	17100	N	N	9003 171ST AV NE
006	332775	0010	8/11/05	\$352,500	2310	0	7	1968	3	9375	N	N	16607 NE 100TH ST
006	710560	0065	10/6/03	\$361,450	2310	1220	7	1964	3	11424	N	N	16643 NE 89TH ST
006	947520	0020	8/11/03	\$329,000	2380	1280	7	1969	3	10058	N	N	16602 NE 91ST ST
006	719900	0250	9/3/03	\$325,000	2410	0	7	1968	4	8625	N	N	10006 162ND AV NE
006	755875	0390	5/26/04	\$336,000	1040	570	8	1978	4	9020	N	N	9609 171ST AV NE
006	219331	0170	12/4/04	\$340,000	1130	290	8	1984	3	7662	N	N	18323 NE 105TH CT
006	721130	0340	10/19/05	\$407,450	1160	310	8	1976	3	7000	N	N	16419 NE 105TH PL
006	219331	0250	5/6/04	\$339,000	1190	470	8	1984	4	7364	N	N	18324 NE 105TH CT
006	219330	0590	3/30/05	\$375,000	1200	570	8	1981	3	13020	N	N	10220 184TH AV NE
006	362605	9119	11/8/04	\$325,000	1200	570	8	1980	3	7405	N	N	16802 NE 100TH ST
006	886031	0070	10/22/03	\$336,500	1200	910	8	1977	3	9800	N	N	9727 159TH PL NE
006	886031	0050	8/9/05	\$440,000	1210	1210	8	1977	3	9800	N	N	9743 159TH PL NE
006	150821	0010	5/20/03	\$285,000	1220	570	8	1975	3	9310	N	N	8617 172ND AV NE
006	150821	0190	6/7/04	\$357,000	1220	1050	8	1975	3	11115	N	N	17101 NE 84TH ST
006	721130	0090	12/8/03	\$310,700	1220	950	8	1976	4	7245	N	N	16412 NE 105TH PL
006	721130	0150	4/16/03	\$285,000	1220	900	8	1975	4	7875	N	N	10507 164TH AV NE
006	721130	0300	4/1/04	\$325,000	1220	520	8	1976	4	8100	N	N	16410 NE 105TH ST
006	886031	0210	6/25/03	\$295,000	1220	890	8	1977	3	9240	N	N	15916 NE 98TH ST
006	150821	0230	2/21/03	\$281,000	1230	570	8	1974	3	6875	N	N	17117 NE 84TH ST
006	184275	0100	11/22/04	\$409,500	1230	860	8	1977	4	11050	N	N	16417 NE 98TH CT
006	219331	0610	10/21/04	\$352,000	1230	380	8	1983	4	10164	N	N	18315 NE 103RD CT

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	219331	0610	5/8/03	\$307,000	1230	380	8	1983	4	10164	N	N	18315 NE 103RD CT
006	346190	0210	8/8/05	\$440,001	1230	620	8	1978	3	12702	N	N	16122 NE 95TH CT
006	219333	0160	8/11/03	\$350,000	1260	680	8	1987	3	9063	Y	N	10013 181ST AV NE
006	256136	0010	5/16/05	\$390,000	1260	260	8	1983	3	14240	N	N	15620 NE 113TH CT
006	219331	0450	3/18/05	\$440,000	1270	450	8	1983	4	11040	N	N	18314 NE 107TH ST
006	219331	0590	6/30/04	\$360,000	1270	250	8	1983	4	9957	N	N	10325 184TH AV NE
006	219334	0270	5/11/04	\$374,900	1280	470	8	1985	3	9385	Y	N	17804 NE 100TH CT
006	002350	0480	11/1/05	\$432,800	1290	650	8	1975	3	7440	N	N	16741 NE 103RD PL
006	149430	0040	11/8/05	\$395,000	1290	600	8	1980	3	8505	N	N	8619 169TH CT NE
006	542360	0100	6/3/05	\$470,000	1290	1290	8	1987	3	13572	N	N	8619 170TH CT NE
006	362605	9037	9/17/03	\$295,000	1300	1000	8	1977	3	12632	N	N	16726 NE 100TH ST
006	002350	0050	3/17/04	\$320,000	1310	680	8	1975	3	6500	N	N	16701 NE 101ST PL
006	219331	0180	9/20/04	\$335,000	1310	470	8	1982	3	7797	N	N	18317 NE 105TH CT
006	346190	0280	11/30/05	\$465,000	1310	1030	8	1979	3	9100	Y	N	9505 163RD PL NE
006	726490	0065	11/5/03	\$362,500	1310	950	8	1979	3	8470	N	N	17105 NE 96TH ST
006	149430	0050	12/1/03	\$290,050	1320	620	8	1980	3	8400	N	N	8611 169TH CT NE
006	886031	0110	1/15/03	\$326,245	1320	1320	8	1977	3	8750	N	N	16011 NE 97TH ST
006	721130	0050	7/13/04	\$339,000	1330	450	8	1976	4	7245	N	N	16436 NE 105TH PL
006	720585	0110	5/13/04	\$364,000	1360	450	8	1981	4	8000	N	N	9918 159TH PL NE
006	002351	0030	7/1/05	\$372,000	1370	0	8	1977	4	10125	N	N	16734 NE 101ST PL
006	150821	0400	10/4/05	\$426,500	1370	700	8	1975	4	8320	Y	N	8246 172ND AV NE
006	184275	0090	4/12/05	\$405,000	1370	490	8	1977	3	8800	N	N	16409 NE 98TH CT
006	215650	0370	8/24/04	\$396,000	1370	560	8	1977	4	8050	N	N	16829 NE 101ST PL
006	219332	0210	3/11/05	\$445,000	1370	950	8	1986	3	7229	N	N	10816 183RD AV NE
006	720585	0030	7/10/03	\$324,900	1370	290	8	1980	4	10140	Y	N	16001 NE 99TH ST
006	886031	0220	8/14/03	\$317,000	1370	1000	8	1977	3	10320	N	N	15910 NE 98TH ST
006	150820	0170	6/8/04	\$280,000	1380	590	8	2005	3	7350	N	N	8209 172ND AV NE
006	219331	0470	1/2/04	\$379,500	1380	900	8	1982	3	7357	N	N	10710 183RD AV NE
006	886030	0010	12/10/03	\$337,000	1380	960	8	1975	4	8400	N	N	16032 NE 98TH ST
006	886030	0210	2/20/04	\$315,000	1380	1040	8	1975	3	11919	N	N	9722 163RD AV NE
006	150821	0300	2/27/04	\$342,500	1390	390	8	1974	4	8475	N	N	8321 172ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	219331	0350	9/8/03	\$278,000	1390	0	8	1983	3	6991	N	N	10626 183RD CT NE
006	219334	0220	1/27/03	\$337,300	1390	310	8	1984	3	9649	N	N	17815 NE 101ST CT
006	886030	0360	4/27/03	\$297,500	1390	780	8	1976	3	9960	N	N	9716 162ND AV NE
006	002350	0240	1/29/03	\$265,000	1400	0	8	1975	3	7350	N	N	10236 168TH PL NE
006	219330	0020	12/12/03	\$382,900	1400	600	8	1980	4	8700	N	N	10311 177TH AV NE
006	219332	0180	8/25/05	\$460,000	1410	650	8	1984	3	9000	N	N	18220 NE 109TH ST
006	219333	0110	8/13/03	\$375,500	1410	680	8	1987	3	8054	N	N	17911 NE 101ST CT
006	346190	0250	8/11/05	\$419,900	1410	1060	8	1978	3	9000	N	N	9611 163RD PL NE
006	219332	0010	9/16/03	\$332,000	1420	500	8	1984	3	8266	N	N	10523 181ST AV NE
006	219333	0130	11/9/04	\$435,000	1420	620	8	1986	3	7514	Y	N	17921 NE 101ST CT
006	571120	0070	6/11/04	\$368,500	1420	830	8	1995	3	6825	Y	N	15615 NE 106TH CT
006	726490	0030	7/21/04	\$385,000	1420	1010	8	1979	4	8846	N	N	9550 172ND AV NE
006	886170	0070	4/20/05	\$361,000	1430	420	8	1976	3	10549	N	N	16127 NE 99TH ST
006	215650	0200	4/1/04	\$399,500	1440	0	8	1977	4	7650	N	N	17018 NE 101ST PL
006	219333	0150	10/14/04	\$409,500	1440	670	8	1987	3	9018	N	N	18007 NE 101ST CT
006	720585	0120	11/12/03	\$305,000	1440	680	8	1983	4	11500	N	N	9907 159TH PL NE
006	184275	0110	4/11/05	\$440,000	1460	780	8	1977	3	8280	N	N	16505 NE 98TH CT
006	219334	0050	7/15/05	\$425,000	1460	0	8	1985	3	8566	N	N	17824 NE 102ND CT
006	002350	0170	7/14/05	\$440,000	1470	1000	8	1975	4	8400	N	N	16733 NE 102ND PL
006	219331	0370	5/2/03	\$289,995	1480	0	8	1983	3	9106	N	N	10612 183RD CT NE
006	346190	0150	12/15/04	\$356,000	1490	600	8	1978	3	8510	N	N	16219 NE 95TH CT
006	720000	1154	9/20/05	\$492,950	1490	760	8	1977	3	15587	N	N	9108 169TH CT NE
006	886170	0080	5/16/05	\$376,450	1500	720	8	1976	3	10549	N	N	9890 162ND AV NE
006	215650	0350	11/9/04	\$419,500	1510	830	8	1977	3	7440	N	N	10012 168TH PL NE
006	721130	0200	11/20/03	\$283,500	1510	880	8	1975	3	7350	N	N	16405 NE 105TH ST
006	886030	0530	4/23/03	\$314,000	1510	650	8	1975	3	13680	N	N	16030 NE 97TH ST
006	219330	0130	3/28/05	\$337,000	1520	0	8	1980	3	9990	N	N	17806 NE 103RD CT
006	219330	0220	3/27/03	\$285,800	1520	0	8	1980	3	8580	N	N	17817 NE 103RD CT
006	720585	0140	11/11/04	\$406,000	1520	1400	8	1981	4	10285	N	N	9833 159TH PL NE
006	886031	0230	8/27/04	\$338,000	1520	780	8	1977	3	12300	N	N	9806 159TH PL NE
006	150821	0510	7/28/03	\$300,000	1530	0	8	1976	4	8750	N	N	8518 172ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	215650	0020	7/30/04	\$385,000	1530	840	8	1977	4	9500	N	N	10018 169TH AV NE
006	219331	0310	8/25/03	\$320,500	1540	290	8	1984	3	7509	N	N	10625 184TH AV NE
006	920150	0020	6/29/04	\$358,715	1540	690	8	1979	3	12502	Y	N	7815 172ND PL NE
006	352605	9033	8/21/03	\$365,000	1560	820	8	1975	3	32090	Y	N	10612 157TH AV NE
006	215650	0010	6/23/03	\$325,000	1570	1030	8	1977	3	8835	N	N	16912 NE 100TH ST
006	219330	0470	6/14/04	\$425,000	1570	910	8	1984	3	10800	Y	N	18208 NE 102ND CT
006	219334	0450	11/15/04	\$348,715	1570	0	8	1984	3	7500	N	N	10124 179TH AV NE
006	720000	1307	11/2/04	\$380,000	1570	1130	8	1969	4	10890	N	N	16828 NE 88TH ST
006	219330	0410	6/9/04	\$375,000	1580	510	8	1981	3	11676	N	N	10312 181ST AV NE
006	219331	0080	1/14/05	\$350,000	1580	0	8	1983	3	7000	N	N	10510 181ST AV NE
006	002350	0010	10/20/03	\$324,900	1590	680	8	1975	3	9200	N	N	10115 167TH PL NE
006	150821	0500	10/21/05	\$480,000	1590	800	8	1976	4	8375	N	N	8512 172ND AV NE
006	150821	0500	5/14/04	\$355,000	1590	800	8	1976	4	8375	N	N	8512 172ND AV NE
006	571120	0130	5/13/04	\$372,000	1590	0	8	1993	4	7529	N	N	15642 NE 106TH CT
006	571120	0150	8/12/05	\$444,545	1590	0	8	1995	3	7497	Y	N	10549 157TH AV NE
006	886030	0020	3/1/05	\$460,000	1590	1030	8	1975	4	8400	N	N	16106 NE 98TH ST
006	886030	0020	6/16/03	\$288,000	1590	1030	8	1975	4	8400	N	N	16106 NE 98TH ST
006	150821	0520	3/5/04	\$319,000	1600	0	8	1976	4	7875	N	N	8602 172ND AV NE
006	219331	0410	4/14/03	\$325,500	1610	0	8	1983	4	9372	N	N	10621 183RD CT NE
006	755875	0320	4/1/03	\$315,000	1610	280	8	1978	3	8343	N	N	17001 NE 98TH CT
006	219331	0500	1/30/03	\$285,000	1640	0	8	1982	3	8881	N	N	10614 184TH AV NE
006	721130	0020	12/27/04	\$307,000	1640	0	8	1974	3	8100	N	N	10512 165TH PL NE
006	219332	0320	8/9/05	\$450,000	1650	550	8	1984	3	10795	N	N	18112 NE 108TH CT
006	219331	0030	7/7/03	\$296,000	1660	0	8	1983	3	8091	N	N	10417 181ST AV NE
006	219331	0550	6/23/04	\$352,750	1660	0	8	1982	3	9783	N	N	10408 184TH AV NE
006	346190	0120	7/23/03	\$325,000	1660	520	8	1979	3	9000	N	N	16117 NE 95TH CT
006	886030	0110	7/12/04	\$405,800	1680	1480	8	1975	4	7200	N	N	16236 NE 98TH ST
006	886031	0180	2/5/03	\$399,000	1680	420	8	1978	4	9480	N	N	15911 NE 98TH ST
006	886150	0075	7/8/04	\$348,000	1680	0	8	1988	3	7728	N	N	8620 169TH PL NE
006	074200	0185	3/20/03	\$432,200	1690	790	8	1962	4	17600	N	N	8300 171ST AV NE
006	571120	0200	5/11/05	\$425,000	1690	230	8	1996	3	6094	N	N	10514 157TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	720000	1553	5/20/04	\$365,000	1690	0	8	1987	4	21868	N	N	8918 172ND AV NE
006	074200	0090	1/5/05	\$359,500	1700	570	8	1978	4	11250	Y	N	8020 170TH PL NE
006	074200	0090	11/12/03	\$330,000	1700	570	8	1978	4	11250	Y	N	8020 170TH PL NE
006	721130	0180	2/18/05	\$361,000	1700	0	8	1974	3	7350	N	N	10411 164TH AV NE
006	721130	0180	9/3/04	\$302,000	1700	0	8	1974	3	7350	N	N	10411 164TH AV NE
006	947520	0120	7/18/03	\$300,000	1720	1070	8	1966	3	6075	N	N	16711 NE 91ST PL
006	219331	0440	5/11/04	\$385,000	1730	0	8	1983	3	10603	N	N	18308 NE 107TH ST
006	219331	0050	11/11/05	\$453,800	1740	0	8	1983	3	7280	N	N	10501 181ST AV NE
006	571120	0110	7/8/03	\$342,000	1750	0	8	1994	3	7388	N	N	15626 NE 106TH CT
006	219331	0390	4/13/05	\$375,000	1760	0	8	1983	3	9742	N	N	10609 183RD CT NE
006	736630	0180	10/26/05	\$480,000	1760	0	8	2002	3	4367	N	N	11311 179TH CT NE
006	219334	0160	8/22/03	\$355,000	1770	0	8	1985	3	8801	N	N	17823 NE 102ND CT
006	219334	0260	7/20/05	\$445,000	1770	0	8	1986	3	8505	N	N	17810 NE 100TH CT
006	719700	0040	6/8/04	\$354,000	1770	0	8	1979	4	8470	N	N	17125 NE 98TH CT
006	219331	0320	7/21/05	\$429,500	1780	550	8	1984	3	7064	N	N	10631 184TH AV NE
006	219334	0370	11/14/05	\$495,000	1780	620	8	1986	3	7636	Y	N	9938 181ST AV NE
006	219334	0370	2/23/05	\$455,000	1780	620	8	1986	3	7636	Y	N	9938 181ST AV NE
006	219334	0460	7/17/03	\$350,000	1780	0	8	1985	3	7500	N	N	10202 179TH AV NE
006	719934	0010	1/27/05	\$359,950	1780	0	8	1983	4	7150	N	N	10825 158TH CT NE
006	886030	0190	5/25/03	\$310,000	1780	590	8	1975	3	9785	N	N	9736 163RD AV NE
006	219330	0630	5/16/03	\$315,500	1800	430	8	1980	3	13354	N	N	10322 184TH AV NE
006	219332	0120	9/14/05	\$489,400	1810	0	8	1984	3	7410	N	N	10829 181ST AV NE
006	755875	0120	3/4/04	\$331,500	1810	380	8	1978	4	8188	N	N	17003 NE 99TH CT
006	755875	0130	7/23/04	\$340,000	1810	0	8	1979	3	14375	N	N	9816 170TH PL NE
006	219330	0660	11/8/04	\$350,500	1850	0	8	1981	3	14725	N	N	10209 184TH AV NE
006	736630	0280	4/22/05	\$427,000	1860	0	8	2001	3	3696	N	N	11422 179TH CT NE
006	736630	0370	9/17/04	\$370,000	1860	0	8	2001	3	3696	N	N	11574 179TH CT NE
006	736630	0380	10/25/04	\$385,000	1860	0	8	2001	3	4112	N	N	11578 179TH CT NE
006	219334	0300	7/16/04	\$385,000	1880	0	8	1985	3	8439	N	N	17813 NE 100TH CT
006	755875	0230	2/11/03	\$295,000	1890	0	8	1979	3	8586	N	N	17002 NE 98TH CT
006	219334	0410	10/25/05	\$459,990	1900	0	8	1986	3	7547	Y	N	10014 179TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	726490	0075	11/25/03	\$361,500	1900	0	8	1979	4	8470	N	N	17119 NE 96TH ST
006	755875	0070	8/18/04	\$345,000	1900	0	8	1979	3	8800	N	N	16902 NE 99TH CT
006	150821	0490	4/29/04	\$306,000	1910	0	8	1976	3	8750	N	N	8506 172ND AV NE
006	219331	0220	8/20/03	\$300,000	1990	0	8	1983	3	9722	N	N	18208 NE 105TH CT
006	219331	0540	6/22/05	\$430,000	2000	0	8	1982	3	8153	N	N	10416 184TH AV NE
006	542360	0060	7/22/05	\$500,000	2000	0	8	1987	2	15479	N	N	8501 170TH CT NE
006	736630	0060	2/24/03	\$354,550	2020	0	8	2001	3	4457	N	N	11445 179TH CT NE
006	736630	0360	3/16/05	\$409,160	2020	0	8	2001	3	4228	N	N	11570 179TH CT NE
006	236640	0090	7/18/03	\$464,000	2030	1530	8	1980	3	41000	N	N	11212 167TH CT NE
006	346190	0140	8/14/03	\$324,950	2040	0	8	1978	4	9266	N	N	16209 NE 95TH CT
006	721130	0010	10/21/04	\$350,000	2040	0	8	1974	3	8100	N	N	10506 165TH PL NE
006	346190	0030	7/15/05	\$440,000	2050	0	8	1978	3	9053	N	N	16020 NE 95TH CT
006	219332	0170	6/29/05	\$337,500	2080	0	8	1984	3	9000	N	N	18116 NE 109TH ST
006	219333	0440	7/1/05	\$437,500	2090	0	8	1986	3	13123	N	N	10114 181ST AV NE
006	219330	0560	8/7/03	\$372,500	2120	0	8	1981	3	11375	N	N	18323 NE 102ND CT
006	736630	0260	3/26/03	\$349,950	2170	0	8	2002	3	4453	N	N	11332 179TH CT NE
006	282800	0070	4/2/03	\$379,950	2180	0	8	2003	3	8366	Y	N	15628 NE 106TH WY
006	736630	0050	8/26/05	\$485,000	2200	0	8	2001	3	4642	N	N	11547 179TH CT NE
006	736630	0050	7/25/03	\$350,000	2200	0	8	2001	3	4642	N	N	11547 179TH CT NE
006	736630	0390	11/11/05	\$495,000	2200	0	8	2001	3	4677	N	N	11582 179TH CT NE
006	282800	0060	5/19/03	\$424,950	2230	0	8	2003	3	8252	Y	N	15624 NE 106TH WY
006	219333	0090	4/26/04	\$409,900	2240	0	8	1988	4	8434	N	N	17902 NE 101ST CT
006	885670	0470	5/14/03	\$416,000	2250	0	8	1981	3	20500	N	N	15311 NE 110TH PL
006	282800	0020	3/10/03	\$382,000	2270	0	8	2003	3	6117	N	N	15633 NE 106TH WY
006	362605	9063	4/22/03	\$390,000	2280	0	8	1989	3	8421	N	N	10328 176TH AV NE
006	219334	0130	5/27/05	\$540,000	2290	0	8	1986	4	8024	N	N	17801 NE 102ND CT
006	219333	0360	4/15/05	\$480,000	2300	0	8	1985	4	10306	N	N	18109 NE 101ST CT
006	736630	0120	9/30/04	\$410,000	2300	0	8	2001	3	4078	N	N	11421 179TH CT NE
006	736630	0240	10/29/04	\$418,950	2300	0	8	2001	3	4026	N	N	11324 179TH CT NE
006	736630	0300	7/18/03	\$379,000	2300	0	8	2001	3	3696	N	N	11442 179TH CT NE
006	184275	0060	2/10/03	\$335,000	2350	0	8	1977	3	10000	N	N	16504 NE 98TH CT

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	755875	0380	3/24/03	\$360,000	2350	0	8	1978	3	9020	N	N	9615 171ST AV NE
006	184239	0050	12/14/05	\$576,000	2370	0	8	1984	3	13046	N	N	16233 NE 112TH CT
006	184275	0070	6/9/04	\$425,000	2390	0	8	1977	4	10200	N	N	16416 NE 98TH CT
006	219332	0290	4/28/04	\$414,000	2390	0	8	1984	3	9325	N	N	18115 NE 108TH CT
006	282800	0110	10/9/03	\$415,427	2390	0	8	2004	3	6083	N	N	15644 NE 106TH WY
006	736630	0150	1/22/03	\$372,500	2390	0	8	2002	3	4499	N	N	11547 179TH CT NE
006	362605	9107	1/14/05	\$522,500	2400	0	8	1977	4	54450	N	N	11425 169TH CT NE
006	282800	0030	8/12/05	\$620,000	2410	0	8	2003	3	6743	N	N	15629 NE 106TH WY
006	282800	0030	3/3/03	\$415,000	2410	0	8	2003	3	6743	N	N	15629 NE 106TH WY
006	282800	0100	10/7/03	\$403,950	2410	0	8	2004	3	6147	N	N	15640 NE 106TH WY
006	219331	0580	5/6/03	\$429,000	2420	0	8	1983	4	10203	N	N	10331 184TH AV NE
006	219334	0250	6/24/04	\$419,000	2420	0	8	1987	3	9402	Y	N	17818 NE 100TH CT
006	720000	1701	3/3/04	\$399,900	2430	0	8	1997	4	12690	N	N	9380 171ST AV NE
006	282800	0010	6/17/03	\$403,000	2440	0	8	2003	3	6068	N	N	15637 NE 106TH WY
006	236640	0010	5/23/03	\$399,950	2510	0	8	1980	3	30000	N	N	11518 167TH PL NE
006	282800	0090	4/6/03	\$425,000	2510	0	8	2003	3	6752	N	N	15636 NE 106TH WY
006	282800	0050	9/2/03	\$493,000	2520	0	8	2003	3	7593	Y	N	15621 NE 106TH WY
006	184239	0150	6/26/03	\$434,900	2540	0	8	1984	3	16229	N	N	11310 163RD CT NE
006	184239	0160	7/23/04	\$458,700	2590	0	8	1984	4	17029	N	N	11318 163RD CT NE
006	920150	0045	8/4/05	\$615,000	2600	0	8	2005	3	16264	Y	N	7912 172ND PL NE
006	920150	0046	9/24/05	\$615,000	2600	0	8	2005	3	14710	Y	N	7912 172ND PL NE
006	219330	0460	4/8/05	\$585,000	2610	0	8	1983	3	9800	Y	N	18216 NE 102ND CT
006	726490	0045	6/4/03	\$377,000	2610	0	8	1980	4	8624	N	N	9607 172ND AV NE
006	885670	0260	10/20/05	\$607,500	2650	0	8	1981	3	46173	N	N	15317 NE 108TH PL
006	885670	0260	7/7/03	\$459,000	2650	0	8	1981	3	46173	N	N	15317 NE 108TH PL
006	885670	0040	7/8/05	\$585,000	2660	0	8	1980	4	20865	N	N	15208 NE 110TH PL
006	282800	0080	6/15/04	\$524,950	2740	0	8	2003	3	6771	N	N	15623 NE 106TH WY
006	282800	0080	5/9/03	\$423,232	2740	0	8	2003	3	6771	N	N	15623 NE 106TH WY
006	236640	0070	8/5/04	\$500,000	2770	0	8	1981	3	42000	N	N	11304 167TH CT NE
006	282800	0040	6/18/03	\$413,801	2770	0	8	2003	3	6660	N	N	15625 NE 106TH WY
006	236640	0210	3/13/04	\$529,600	2860	0	8	1980	3	41210	N	N	11313 165TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	886150	0060	8/18/05	\$740,000	2890	0	8	2004	3	10311	Y	N	16973 NE 88TH ST
006	184239	0060	5/28/04	\$465,000	2990	0	8	1984	3	16993	N	N	16226 NE 112TH CT
006	001152	0260	12/7/05	\$693,450	3030	0	8	1997	3	10004	N	N	17025 NE 108TH WY
006	362605	9066	5/23/05	\$580,000	3040	0	8	1987	3	13863	N	N	10310 176TH AV NE
006	236640	0180	3/16/05	\$515,000	3390	0	8	2005	3	39900	N	N	11217 165TH CT NE
006	001152	0100	5/12/05	\$640,000	1940	730	9	1995	3	9385	N	N	17018 NE 110TH WY
006	001152	0100	3/11/04	\$545,950	1940	730	9	1995	3	9385	N	N	17018 NE 110TH WY
006	001152	0580	4/10/03	\$500,000	1940	730	9	1995	3	9505	N	N	10828 NE 170TH CT
006	001150	0550	2/9/04	\$429,900	2110	0	9	1992	3	7605	N	N	17719 NE 104TH WY
006	327585	0210	5/20/05	\$519,950	2120	0	9	1989	3	8306	N	N	17747 NE 101ST CT
006	033920	0360	4/13/05	\$526,000	2140	1080	9	1997	3	10393	N	N	10104 186TH CT NE
006	362605	9087	7/15/04	\$575,000	2150	870	9	1977	5	52915	N	N	11444 176TH PL NE
006	327586	0140	6/24/04	\$525,000	2160	620	9	1989	3	13171	N	N	18231 NE 99TH WY
006	327586	0140	3/26/03	\$470,000	2160	620	9	1989	3	13171	N	N	18231 NE 99TH WY
006	001150	0310	4/21/04	\$457,000	2170	0	9	1990	3	7784	N	N	17720 NE 105TH ST
006	327588	0020	6/28/05	\$630,500	2180	700	9	1999	3	9355	N	N	9954 184TH AV NE
006	001151	0320	4/25/03	\$420,000	2210	0	9	1993	3	10926	N	N	11021 178TH CT NE
006	001151	0400	6/6/05	\$526,000	2230	0	9	1993	3	9948	N	N	17628 NE 110TH WY
006	001151	0400	4/4/03	\$410,000	2230	0	9	1993	3	9948	N	N	17628 NE 110TH WY
006	362605	9095	6/16/04	\$550,000	2260	0	9	1977	3	54450	N	N	11523 169TH CT NE
006	327588	0070	3/8/05	\$529,000	2280	0	9	1998	3	9418	N	N	9981 185TH CT NE
006	327588	0130	11/21/05	\$571,500	2280	0	9	1998	3	8895	N	N	18509 NE 100TH CT
006	001152	0570	6/15/05	\$529,000	2300	0	9	1995	3	9123	N	N	10843 170TH CT NE
006	001152	0570	5/8/03	\$433,000	2300	0	9	1995	3	9123	N	N	10843 170TH CT NE
006	033920	0200	7/14/03	\$451,000	2320	0	9	1997	3	12097	N	N	10233 186TH CT NE
006	033920	0340	6/20/03	\$442,000	2320	1180	9	1997	3	10283	N	N	10116 186TH CT NE
006	327585	0140	3/25/05	\$503,000	2320	0	9	1988	3	7974	N	N	10034 177TH AV NE
006	001152	0030	10/8/03	\$418,000	2341	0	9	1997	3	9594	N	N	11036 169TH PL NE
006	001150	0560	12/7/04	\$465,000	2350	0	9	1992	3	7605	N	N	17727 NE 104TH WY
006	327585	0090	8/6/03	\$430,000	2350	0	9	1988	3	8155	N	N	10047 177TH AV NE
006	001150	0710	1/6/03	\$426,000	2360	0	9	1990	3	8621	N	N	17731 NE 105TH WY

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	001150	0730	11/1/05	\$569,000	2360	0	9	1990	3	7500	N	N	17734 NE 104TH WY
006	327585	0320	4/21/03	\$455,950	2380	0	9	1989	3	20165	N	N	17711 NE 101ST CT
006	327585	0200	8/7/03	\$433,000	2400	0	9	1989	3	11326	N	N	17752 NE 101ST CT
006	720210	0020	2/14/03	\$407,000	2420	0	9	1991	3	8516	N	N	16548 NE 96TH CT
006	327585	0120	6/4/04	\$450,000	2460	0	9	1989	3	7543	N	N	10090 177TH AV NE
006	001150	0320	2/13/03	\$425,000	2480	0	9	1990	3	8084	N	N	17714 NE 105TH ST
006	720156	0080	2/3/05	\$519,950	2490	0	9	1998	3	9541	N	N	16318 NE 104TH ST
006	001150	0490	3/16/04	\$487,000	2500	0	9	1991	3	10072	N	N	10405 176TH PL NE
006	001150	0570	4/26/04	\$459,900	2500	0	9	1991	3	7605	N	N	17735 NE 104TH WY
006	001150	0760	11/29/04	\$541,990	2500	0	9	1990	3	7605	N	N	17710 NE 104TH WY
006	287100	0090	10/19/04	\$545,000	2510	0	9	2004	3	6253	N	N	17057 NE 115TH WY
006	287100	0330	7/29/05	\$620,990	2510	0	9	2004	3	6720	N	N	17001 NE 112TH WY
006	287100	0330	7/21/04	\$549,950	2510	0	9	2004	3	6720	N	N	17001 NE 112TH WY
006	001150	0660	7/12/04	\$474,000	2530	0	9	1992	3	7540	N	N	17804 NE 105TH WY
006	785480	0020	5/10/03	\$475,000	2530	0	9	1997	3	9046	N	N	11027 166TH PL NE
006	033920	0030	4/20/04	\$475,000	2550	0	9	1996	3	12512	N	N	10031 185TH CT NE
006	033920	0140	11/19/04	\$520,150	2550	0	9	1996	3	12063	N	N	18505 NE 102ND CT
006	033920	0160	4/26/04	\$505,000	2550	0	9	1997	3	12041	N	N	18514 NE 102ND CT
006	033920	0160	8/20/03	\$459,000	2550	0	9	1997	3	12041	N	N	18514 NE 102ND CT
006	033920	0320	8/20/03	\$457,000	2550	1360	9	1997	3	10295	N	N	10214 186TH CT NE
006	033920	0390	5/5/05	\$510,000	2550	1360	9	1997	3	12076	N	N	10020 186TH CT NE
006	327585	0110	4/21/05	\$533,000	2550	0	9	1988	3	8212	N	N	10104 177TH AV NE
006	001150	0380	10/19/04	\$467,000	2560	0	9	1990	3	8677	N	N	10618 176TH CT NE
006	327586	0340	5/15/03	\$474,000	2570	0	9	1989	3	9665	N	N	9925 182ND CT NE
006	001152	0480	3/10/03	\$545,000	2580	0	9	1995	3	9001	N	N	10838 168TH CT NE
006	327588	0100	8/10/04	\$499,950	2580	0	9	1999	3	15031	N	N	18505 NE 100TH CT
006	720000	0401	10/15/03	\$456,000	2590	0	9	2001	3	6326	N	N	16611 NE 90TH CT
006	675251	0040	4/19/05	\$600,000	2610	0	9	2004	3	7900	N	N	11424 160TH CT NE
006	675251	0070	6/9/04	\$476,500	2610	0	9	2004	3	7906	N	N	11410 160TH CT NE
006	675251	0090	11/11/04	\$509,000	2610	0	9	2004	3	7902	N	N	11411 160TH CT NE
006	675251	0140	4/8/04	\$484,500	2610	0	9	2004	3	7901	N	N	11529 160TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	001150	0500	6/21/04	\$493,500	2650	0	9	1990	3	10936	N	N	17601 NE 104TH WY
006	287100	0050	5/24/04	\$558,950	2650	0	9	2004	3	6147	N	N	17062 NE 115TH WY
006	001151	0660	4/18/05	\$509,250	2680	0	9	1993	3	9158	N	N	10835 177TH CT NE
006	720000	0405	7/2/04	\$677,500	2710	820	9	2001	3	6796	Y	N	16635 NE 90TH CT
006	287100	0440	3/11/03	\$499,950	2730	0	9	2001	3	6212	N	N	11312 171ST PL NE
006	327586	0210	8/24/05	\$649,995	2760	0	9	1990	3	29387	N	N	18343 NE 99TH WY
006	785480	0050	5/14/03	\$470,000	2760	0	9	1997	3	9265	N	N	11024 166TH PL NE
006	720000	0402	11/11/04	\$555,000	2790	0	9	2001	3	6534	N	N	16617 NE 90TH CT
006	001152	0290	5/3/05	\$630,000	2810	0	9	1996	3	9001	N	N	17001 NE 108TH WY
006	287100	0170	9/10/03	\$569,950	2810	0	9	2003	3	8046	N	N	17035 NE 114TH CT
006	287100	0230	6/26/03	\$564,950	2810	0	9	2003	3	8972	N	N	17022 NE 113TH CT
006	287100	0260	11/19/03	\$550,000	2810	0	9	2003	3	6635	N	N	17021 NE 113TH CT
006	001152	0390	8/5/04	\$596,950	2820	0	9	1995	3	9001	N	N	10833 168TH CT NE
006	287100	0150	12/9/04	\$595,000	2830	0	9	2004	3	6770	N	N	17032 NE 114TH CT
006	287100	0320	1/12/05	\$595,000	2830	0	9	2004	3	6482	N	N	17002 NE 112TH WY
006	675251	0030	10/29/04	\$498,000	2840	0	9	2004	3	7908	N	N	11522 160TH CT NE
006	327586	0440	4/10/03	\$479,950	2850	0	9	1989	3	10177	N	N	9905 181ST AV NE
006	287100	0340	11/3/03	\$573,950	2870	0	9	2003	3	9201	N	N	17005 NE 112TH WY
006	001150	0640	11/2/04	\$629,950	2890	1020	9	1991	3	7810	N	N	17820 NE 105TH WY
006	675251	0010	4/9/04	\$498,500	2920	0	9	2004	3	7901	N	N	11530 160TH CT NE
006	675251	0110	6/10/04	\$490,500	2920	0	9	2004	3	7900	N	N	11423 160TH CT NE
006	675251	0130	3/19/04	\$497,000	2920	0	9	2004	3	7905	N	N	11525 160TH CT NE
006	720000	0851	9/14/04	\$703,915	2950	760	9	2004	3	9520	N	N	9815 171ST AV NE
006	001152	0600	7/24/03	\$542,000	2980	0	9	1995	3	9100	N	N	10812 170TH CT NE
006	675251	0050	5/26/04	\$512,000	3000	0	9	2004	3	7906	N	N	11418 160TH CT NE
006	001152	0490	9/29/03	\$553,400	3010	0	9	1997	3	9001	N	N	10830 168TH CT NE
006	001152	0560	7/8/03	\$545,000	3010	0	9	1996	3	9259	N	N	10835 170TH CT NE
006	675251	0060	9/20/04	\$512,000	3010	0	9	2004	3	7905	N	N	11414 160TH CT NE
006	675251	0100	5/4/04	\$504,000	3010	0	9	2004	3	7909	N	N	11417 160TH CT NE
006	287100	0070	1/12/05	\$617,045	3050	0	9	2004	3	6376	N	N	17054 NE 115TH WY
006	287100	0160	8/14/03	\$565,927	3050	0	9	2003	3	6399	N	N	17031 NE 114TH CT

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	287100	0180	9/8/03	\$556,950	3050	0	9	2003	3	6048	N	N	17039 NE 114TH CT
006	287100	0240	8/26/03	\$558,000	3050	0	9	2003	3	6917	N	N	17018 NE 113TH CT
006	287100	0250	7/24/03	\$568,950	3050	0	9	2003	3	7871	N	N	17017 NE 113TH CT
006	287100	0310	6/9/04	\$598,950	3050	0	9	2004	3	7203	N	N	17006 NE 112TH WY
006	287100	0350	11/9/04	\$610,000	3050	0	9	2004	3	6932	N	N	17009 NE 112TH WY
006	675251	0020	5/19/04	\$532,000	3050	0	9	2004	3	7905	N	N	11526 160TH CT NE
006	287100	0360	1/6/04	\$585,950	3060	0	9	2004	3	6826	N	N	17011 NE 112TH WY
006	287100	0410	5/10/04	\$570,000	3060	0	9	2004	3	6030	N	N	11228 171ST PL NE
006	287100	0010	12/28/04	\$609,500	3090	0	9	2001	3	7448	N	N	17116 NE 115TH WY
006	287100	0040	5/7/03	\$559,950	3090	0	9	2003	3	6472	N	N	17066 NE 115TH WY
006	287100	0200	9/10/04	\$597,000	3090	0	9	2001	3	7186	N	N	17034 NE 113TH CT
006	287100	0490	4/16/03	\$589,859	3090	0	9	2003	3	8425	N	N	11414 171ST PL NE
006	287100	0100	1/16/04	\$564,950	3110	0	9	2004	3	6355	N	N	17061 NE 115TH WY
006	287100	0300	3/18/04	\$573,500	3110	0	9	2004	3	6930	N	N	17010 NE 112TH WY
006	287100	0400	6/3/04	\$643,870	3110	0	9	2004	3	6142	N	N	11222 171ST PL NE
006	287100	0420	12/23/03	\$597,851	3110	0	9	2003	3	6030	N	N	11234 171ST PL NE
006	287100	0060	6/8/04	\$568,950	3130	0	9	2004	3	6397	N	N	17058 NE 115TH WY
006	287100	0140	6/25/04	\$579,950	3130	0	9	2004	3	6798	N	N	17036 NE 114TH CT
006	287100	0370	12/15/03	\$588,950	3200	0	9	2003	3	7000	N	N	17015 NE 112TH WY
006	287100	0430	11/17/03	\$599,488	3200	0	9	2003	3	6030	N	N	11240 171ST PL NE
006	287100	0510	6/2/03	\$603,950	3200	0	9	2003	3	7201	N	N	11426 171ST PL NE
006	287100	0020	5/21/03	\$574,950	3340	0	9	2003	3	6976	N	N	17112 NE 115TH WY
006	287100	0390	2/23/04	\$598,950	3340	0	9	2003	3	6476	N	N	17107 NE 112TH WY
006	287100	0520	11/5/03	\$585,000	3340	0	9	2003	3	6933	N	N	11434 171ST PL NE
006	287100	0480	1/2/04	\$615,000	3360	0	9	2002	3	7910	N	N	11338 171ST PL NE
006	287100	0290	9/13/04	\$629,950	3570	0	9	2004	3	8939	N	N	17014 NE 112TH WY
006	287100	0380	10/20/03	\$610,000	3570	0	9	2003	3	7000	N	N	17101 NE 112TH WY
006	287100	0500	5/14/03	\$612,500	3570	0	9	2003	3	7813	N	N	11420 171ST PL NE
006	327587	0110	4/27/04	\$535,000	1810	1630	10	1990	3	13489	N	N	18329 NE 101ST CT
006	327587	0140	9/14/04	\$430,000	2160	0	10	1990	3	12184	N	N	10010 184TH AV NE
006	001151	0570	6/27/05	\$635,000	2390	330	10	1994	3	9254	Y	N	10803 178TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	001150	0020	5/16/05	\$550,000	2420	0	10	1992	3	9209	N	N	10408 180TH CT NE
006	001150	0100	2/19/03	\$416,500	2430	0	10	1991	3	8895	N	N	10514 180TH CT NE
006	001150	0210	8/28/03	\$437,000	2430	0	10	1992	3	9165	N	N	10603 180TH CT NE
006	001150	1110	8/5/04	\$637,000	2470	800	10	1994	3	11420	Y	N	17831 NE 108TH WY
006	001150	0970	4/20/04	\$514,950	2530	0	10	1993	3	7501	N	N	10731 177TH CT NE
006	001150	0060	11/7/03	\$485,000	2550	0	10	1991	3	11582	N	N	10432 180TH CT NE
006	327586	0320	11/13/03	\$458,000	2600	0	10	1989	3	9712	Y	N	9922 182ND CT NE
006	327587	0040	4/7/04	\$534,995	2690	0	10	1990	3	14707	Y	N	18326 NE 101ST CT
006	327587	0030	4/25/03	\$488,500	2710	0	10	1990	3	15248	N	N	18332 NE 101ST CT
006	440121	0100	7/22/03	\$590,000	2750	790	10	2001	3	8781	N	N	9710 173RD CT NE
006	440120	0020	7/30/03	\$590,000	2840	0	10	1998	3	8157	N	N	9564 173RD PL NE
006	440120	0050	7/23/05	\$742,450	2840	0	10	1998	3	11577	N	N	17345 NE 96TH WY
006	440120	0120	5/11/03	\$544,000	2840	0	10	1999	3	9028	N	N	9679 175TH PL NE
006	001150	0280	8/11/05	\$610,000	2880	0	10	1991	3	7675	N	N	10505 180TH CT NE
006	001150	0280	7/14/04	\$550,000	2880	0	10	1991	3	7675	N	N	10505 180TH CT NE
006	001150	0950	6/12/03	\$549,900	2910	0	10	1991	3	9484	N	N	10732 177TH CT NE
006	327587	0080	8/25/04	\$582,500	2910	0	10	1990	3	15016	Y	N	18302 NE 101ST CT
006	720593	0040	10/7/04	\$520,000	2920	390	10	1999	3	7371	Y	N	15914 NE 101ST CT
006	001150	0030	3/8/05	\$610,000	2960	0	10	1991	3	12237	N	N	10414 180TH CT NE
006	074200	0168	11/17/04	\$624,950	2960	0	10	1991	3	10482	Y	N	17116 NE 83RD CT
006	001150	0260	4/2/03	\$549,000	2970	180	10	1991	3	8108	N	N	17917 NE 106TH CT
006	001150	0910	9/24/03	\$537,450	3000	0	10	1993	3	10325	Y	N	17710 NE 107TH CT
006	327586	0270	10/7/05	\$660,000	3020	0	10	1989	3	13031	Y	N	9916 183RD CT NE
006	720593	0020	9/24/03	\$560,000	3060	0	10	1999	3	8991	Y	N	15911 NE 101ST CT
006	440120	0160	7/15/05	\$749,900	3100	0	10	2001	3	10600	N	N	9688 175TH PL NE
006	440120	0450	9/2/03	\$590,000	3100	0	10	1999	3	7697	N	N	9660 173RD PL NE
006	440120	0470	3/18/04	\$595,000	3100	0	10	1998	3	8741	N	N	9615 173RD PL NE
006	440121	0090	3/25/05	\$656,300	3100	0	10	2001	3	8315	N	N	9806 173RD CT NE
006	720593	0010	9/30/03	\$549,000	3140	0	10	1999	3	7945	Y	N	15905 NE 101ST CT
006	001150	0160	5/3/05	\$619,950	3170	0	10	1991	3	7728	N	N	10628 180TH CT NE
006	440120	0480	10/19/05	\$748,000	3180	0	10	1998	3	9907	N	N	9571 173RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	440120	0410	8/9/05	\$739,900	3230	0	10	1999	3	8293	N	N	9632 173RD PL NE
006	001150	1100	6/20/03	\$525,000	3340	0	10	1994	3	11373	Y	N	17823 NE 108TH WY
006	362605	9030	8/14/03	\$599,000	3400	0	10	1991	3	77101	N	N	11419 178TH AV NE
006	440120	0320	7/1/04	\$649,950	3420	0	10	1999	3	7985	N	N	17401 NE 97TH WY
006	440120	0290	6/16/03	\$605,000	3500	0	10	2002	3	9110	N	N	9711 174TH CT NE
006	440121	0080	4/26/03	\$619,500	3540	0	10	1999	3	9887	N	N	9812 173RD CT NE
011	192406	9079	12/13/04	\$1,100,000	720	0	6	1964	4	27612	Y	Y	4860 194TH AV SE
011	919570	0190	12/26/04	\$349,950	910	640	7	1981	3	8010	N	N	19252 SE 49TH ST
011	919570	0240	12/29/05	\$395,950	910	310	7	1980	3	7202	N	N	19263 SE 48TH PL
011	919570	0240	10/22/04	\$285,000	910	310	7	1980	3	7202	N	N	19263 SE 48TH PL
011	925390	0150	4/11/04	\$810,000	960	0	7	1969	3	12770	Y	Y	1258 WEST LAKE SAMMAMISH PW SE
011	925390	0320	11/18/04	\$365,500	970	0	7	1959	3	12032	Y	N	1848 WEST LAKE SAMMAMISH PW SE
011	919570	0180	3/15/05	\$334,900	1000	220	7	1981	3	9674	N	N	19248 SE 49TH ST
011	919570	0210	6/14/04	\$347,800	1000	220	7	1981	4	8623	N	N	19260 SE 49TH ST
011	919570	0100	10/28/03	\$289,000	1030	660	7	1980	3	8192	N	N	4927 193RD PL SE
011	919570	0370	11/18/04	\$400,000	1030	660	7	1981	4	7202	N	N	19260 SE 48TH PL
011	435370	0150	10/14/04	\$386,000	1050	0	7	1956	5	9750	N	N	18869 SE 42ND ST
011	919570	0040	4/28/04	\$300,000	1060	440	7	1981	3	8086	N	N	4816 193RD PL SE
011	919570	0260	10/18/04	\$328,500	1060	440	7	1980	3	9426	N	N	19229 SE 48TH PL
011	919570	0300	8/12/03	\$289,950	1060	440	7	1980	3	7680	N	N	19226 SE 48TH PL
011	743050	0415	3/30/05	\$397,250	1120	0	7	1971	4	7500	Y	N	1020 WEST LAKE SAMMAMISH PW NE
011	804370	0105	11/30/05	\$1,154,500	1230	1230	7	1954	3	8175	Y	Y	17720 SE 40TH PL
011	192506	9089	6/22/05	\$2,060,000	1310	1310	7	1951	3	30928	Y	Y	3080 WEST LAKE SAMMAMISH PW NE
011	362505	9166	5/13/05	\$355,000	1310	0	7	1948	3	18135	N	N	246 WEST LAKE SAMMAMISH PW SE
011	804370	0305	2/28/04	\$890,000	1310	0	7	1954	5	7800	Y	Y	17834 SE 40TH PL
011	804370	0305	4/8/03	\$805,000	1310	0	7	1954	5	7800	Y	Y	17834 SE 40TH PL
011	752490	0015	10/10/03	\$725,000	1440	1040	7	1969	3	8100	Y	Y	508 WEST LAKE SAMMAMISH PW SE
011	743050	0112	12/10/03	\$770,000	1540	0	7	1944	5	17290	Y	Y	1624 WEST LAKE SAMMAMISH PW NE
011	192506	9106	4/13/05	\$1,290,000	1560	1440	7	1951	4	18731	Y	Y	3040 WEST LAKE SAMMAMISH PW NE
011	671010	0100	8/31/04	\$1,140,000	1760	1100	7	1972	3	10502	Y	Y	2608 WEST LAKE SAMMAMISH PW NE
011	182406	9044	5/30/03	\$825,000	1820	630	7	1930	5	16309	Y	Y	18176 SE 41ST PL

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	752830	0045	5/23/05	\$1,290,000	1850	0	7	1957	3	31701	Y	Y	472 WEST LAKE SAMMAMISH PW NE
011	752830	0045	8/11/03	\$960,000	1850	0	7	1957	3	31701	Y	Y	472 WEST LAKE SAMMAMISH PW NE
011	362505	9009	6/28/04	\$2,700,000	2000	1420	7	1953	5	177568	Y	Y	204 WEST LAKE SAMMAMISH PW SE
011	435370	0105	9/21/04	\$700,000	2250	0	7	1928	3	7600	Y	Y	18848 SE 42ND ST
011	182406	9094	7/28/05	\$330,000	2340	0	7	1949	1	41382	N	N	4352 184TH AV SE
011	891710	0035	3/21/05	\$820,000	1020	740	8	1984	3	10800	Y	Y	2230 WEST LAKE SAMMAMISH PW NE
011	919570	0380	8/4/04	\$499,950	1030	500	8	1981	5	7845	N	N	19266 SE 48TH PL
011	292350	1210	12/12/03	\$347,000	1100	700	8	1979	3	7416	N	N	18718 SE 45TH PL
011	412340	0180	4/27/03	\$300,000	1160	300	8	1973	3	7400	N	N	4220 190TH AV SE
011	412340	0100	11/23/04	\$380,000	1190	790	8	1973	3	7200	N	N	18917 SE 43RD ST
011	412340	0100	6/25/03	\$325,000	1190	790	8	1973	3	7200	N	N	18917 SE 43RD ST
011	292350	1340	6/24/05	\$449,900	1220	980	8	1978	3	9506	N	N	4568 187TH PL SE
011	412340	0370	4/28/04	\$360,000	1230	400	8	1973	4	7200	N	N	18922 SE 42ND PL
011	412340	0370	4/7/03	\$356,000	1230	400	8	1973	4	7200	N	N	18922 SE 42ND PL
011	542300	0010	5/20/05	\$433,000	1250	450	8	1976	3	8400	N	N	18803 SE 44TH WY
011	543740	0120	3/8/04	\$330,000	1250	360	8	1982	3	7566	N	N	4531 191ST AV SE
011	412340	0240	11/28/05	\$440,000	1260	1170	8	1974	3	7665	N	N	18914 SE 43RD ST
011	543740	0110	3/25/03	\$299,950	1280	340	8	1982	4	8056	N	N	4527 191ST AV SE
011	362505	9074	6/16/04	\$872,500	1320	1140	8	1988	3	13350	Y	Y	414 WEST LAKE SAMMAMISH PW SE
011	542300	0620	7/27/04	\$427,900	1320	840	8	1977	3	8400	N	N	4363 191ST AV SE
011	542300	0050	6/24/03	\$354,500	1330	290	8	1977	3	8800	N	N	4403 190TH AV SE
011	292350	0880	8/24/04	\$416,450	1340	590	8	1977	3	8404	N	N	18713 SE 44TH ST
011	542300	0600	3/22/05	\$392,500	1360	1100	8	1977	3	7000	N	N	4351 191ST AV SE
011	920260	0070	7/14/03	\$340,000	1380	1120	8	1984	3	8982	N	N	4513 186TH AV SE
011	920260	0140	3/17/03	\$315,000	1390	420	8	1985	3	8393	N	N	4543 186TH AV SE
011	412340	0360	9/8/03	\$359,000	1400	450	8	1973	3	6500	N	N	18928 SE 42ND PL
011	542300	0810	2/8/05	\$420,000	1400	670	8	1977	4	7700	N	N	4333 189TH AV SE
011	542304	0180	9/6/05	\$450,000	1400	840	8	1980	3	7128	N	N	4233 191ST AV SE
011	412340	0200	7/22/04	\$384,000	1420	500	8	1973	4	15400	N	N	4229 190TH AV SE
011	412340	0270	7/2/04	\$334,000	1420	0	8	1973	4	7200	N	N	4238 189TH AV SE
011	752495	0340	5/11/05	\$433,500	1420	610	8	1980	4	8168	N	N	4739 192ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	542301	0540	12/22/05	\$480,000	1430	840	8	1978	3	7350	N	N	4408 190TH AV SE
011	292350	0970	4/17/03	\$317,000	1440	680	8	1978	3	7349	N	N	18715 SE 44TH PL
011	543740	0840	9/2/03	\$335,000	1440	310	8	1979	3	13736	N	N	4666 191ST AV SE
011	542303	0210	5/17/04	\$430,000	1450	860	8	1979	3	9350	N	N	18902 SE 44TH CT
011	292350	0840	12/13/04	\$348,600	1460	600	8	1977	3	6300	N	N	18718 SE 44TH ST
011	412340	0040	3/9/05	\$365,000	1460	0	8	1974	4	7700	N	N	4247 189TH AV SE
011	292350	0980	11/22/05	\$459,900	1480	660	8	1978	3	7507	N	N	18721 SE 44TH PL
011	292350	1200	3/19/03	\$346,130	1480	360	8	1979	4	7338	N	N	18724 SE 45TH PL
011	292350	1190	9/20/04	\$409,900	1490	1040	8	1978	3	8157	N	N	18730 SE 45TH PL
011	542301	0830	6/4/04	\$525,000	1510	740	8	1978	4	8800	N	N	19217 SE 45TH PL
011	542301	0830	5/23/03	\$475,000	1510	740	8	1978	4	8800	N	N	19217 SE 45TH PL
011	542303	0190	4/13/05	\$459,000	1510	1120	8	1979	3	8075	N	N	18910 SE 44TH CT
011	412340	0060	8/14/03	\$325,000	1520	0	8	1973	4	6215	N	N	4259 189TH AV SE
011	543740	0520	10/29/03	\$331,000	1520	290	8	1985	3	13300	N	N	4644 189TH PL SE
011	192506	9148	6/14/05	\$906,000	1530	1100	8	1975	4	14614	Y	Y	2872 WEST LAKE SAMMAMISH PW NE
011	542301	0560	4/12/05	\$432,000	1530	780	8	1977	3	7500	N	N	4425 190TH AV SE
011	292350	1010	2/24/05	\$442,990	1540	850	8	1977	3	8055	N	N	4416 187TH PL SE
011	752495	0310	12/21/05	\$525,000	1540	440	8	1983	4	7770	N	N	4721 192ND PL SE
011	752495	0310	5/9/05	\$470,000	1540	440	8	1983	4	7770	N	N	4721 192ND PL SE
011	542300	0440	2/21/03	\$397,000	1550	1010	8	1978	4	9440	N	N	19110 SE 44TH WY
011	192406	9033	7/27/05	\$1,112,500	1560	760	8	1994	3	10878	Y	Y	19536 SE 51ST ST
011	412340	0380	3/1/04	\$360,000	1560	1430	8	1973	3	6500	N	N	18916 SE 42ND PL
011	752495	0280	8/1/03	\$420,000	1560	610	8	1983	4	8050	N	N	4703 192ND PL SE
011	752495	0470	6/11/04	\$446,500	1570	440	8	1983	4	8322	N	N	4727 193RD AV SE
011	543740	0160	4/6/04	\$424,950	1580	360	8	1979	3	8000	N	N	19012 SE 46TH WY
011	292350	0710	6/21/05	\$423,000	1590	440	8	1979	3	7700	N	N	4324 187TH PL SE
011	292350	1060	1/28/03	\$330,000	1590	770	8	1977	3	7216	N	N	18720 SE 45TH ST
011	925390	0114	6/22/05	\$690,950	1610	1150	8	1968	4	11490	Y	N	1216 WEST LAKE SAMMAMISH PW SE
011	542303	0040	7/28/05	\$535,000	1630	890	8	1979	3	9975	N	N	18900 SE 44TH PL
011	292350	0940	12/7/05	\$360,000	1640	570	8	1978	3	8919	N	N	18704 SE 44TH PL
011	182406	9058	11/6/03	\$310,000	1650	0	8	1986	3	43560	N	N	4528 WEST LAKE SAMMAMISH PW SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	362505	9090	6/28/04	\$895,000	1650	1250	8	1964	4	10890	Y	Y	630 EAST LAKE SAMMAMISH LN NE
011	864870	0290	12/16/03	\$340,000	1660	0	8	1978	3	9200	N	N	4230 181ST PL SE
011	292350	1360	8/25/04	\$400,000	1680	1100	8	1978	3	7600	N	N	18717 SE 45TH PL
011	543740	0450	12/13/04	\$430,000	1690	370	8	1980	3	8610	N	N	4615 189TH PL SE
011	542301	0670	4/18/05	\$482,500	1720	610	8	1978	3	9000	N	N	4521 192ND AV SE
011	543740	1030	3/29/04	\$520,000	1720	590	8	1980	5	10624	N	N	19107 SE 47TH PL
011	122405	9125	5/12/04	\$1,150,000	1770	1160	8	1989	4	12600	Y	Y	2668 WEST LAKE SAMMAMISH PW SE
011	122405	9125	12/24/03	\$1,000,000	1770	1160	8	1989	4	12600	Y	Y	2668 WEST LAKE SAMMAMISH PW SE
011	292350	1070	3/18/03	\$318,500	1770	700	8	1978	3	7210	N	N	18714 SE 45TH ST
011	542300	0630	12/18/04	\$345,000	1790	0	8	1977	4	6834	N	N	4360 190TH AV SE
011	542300	0490	12/8/03	\$336,000	1800	0	8	1977	3	7700	N	N	4338 191ST AV SE
011	542301	0740	7/6/05	\$459,000	1800	0	8	1978	3	8686	N	N	4552 192ND AV SE
011	542303	0180	11/12/03	\$389,000	1800	0	8	1979	3	8610	N	N	18916 SE 44TH CT
011	542303	0340	3/23/05	\$390,000	1800	0	8	1979	3	8800	N	N	19108 SE 45TH ST
011	925390	0129	7/7/03	\$414,000	1800	590	8	1986	3	12583	N	N	1225 WEST LAKE SAMMAMISH PW SE
011	752495	0860	3/18/05	\$417,500	1820	0	8	1979	3	7630	N	N	4628 193RD AV SE
011	925390	0380	8/4/03	\$532,000	1830	940	8	1980	4	12851	Y	N	2207 WEST LAKE SAMMAMISH PW SE
011	542303	0430	2/19/03	\$357,000	1840	460	8	1979	3	7350	N	N	19135 SE 45TH ST
011	752495	1050	4/29/04	\$409,950	1860	0	8	1980	3	9540	N	N	19204 SE 47TH ST
011	543740	0050	8/17/05	\$469,000	1870	0	8	1980	3	8496	N	N	4542 191ST AV SE
011	920260	0040	7/16/03	\$345,000	1880	0	8	1986	3	10749	N	N	18529 SE 45TH ST
011	925390	0106	3/15/05	\$405,000	1880	0	8	1980	3	8921	N	N	17036 SE 12TH PL
011	542304	0320	4/20/04	\$399,000	1890	0	8	1980	3	9996	N	N	19216 SE 43RD PL
011	752495	0510	8/9/03	\$333,500	1890	0	8	1980	4	10703	N	N	4748 193RD AV SE
011	752495	0630	10/4/05	\$499,000	1890	0	8	1980	3	8064	N	N	4737 193RD PL SE
011	194970	0110	4/18/05	\$1,212,500	1900	800	8	1974	3	14345	Y	Y	3222 WEST LAKE SAMMAMISH PW SE
011	292350	0050	3/23/05	\$591,900	1900	510	8	1977	4	7144	N	N	4220 187TH AV SE
011	292350	0050	2/27/03	\$342,000	1900	510	8	1977	4	7144	N	N	4220 187TH AV SE
011	920265	0030	11/1/05	\$475,000	1910	0	8	1987	3	10943	N	N	4556 186TH AV SE
011	920265	0130	11/23/05	\$456,000	1910	0	8	1987	3	7683	N	N	4514 186TH AV SE
011	542301	0020	3/17/05	\$445,000	1920	0	8	1978	4	8925	N	N	4602 192ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	542301	0020	6/16/04	\$405,000	1920	0	8	1978	4	8925	N	N	4602 192ND AV SE
011	920265	0020	9/22/03	\$328,000	1950	0	8	1987	3	8947	N	N	4560 186TH AV SE
011	182406	9114	7/28/04	\$410,000	1960	550	8	1979	3	17927	N	N	18459 SE 43RD PL
011	543740	0540	6/8/04	\$434,950	1980	0	8	1979	3	8806	N	N	4634 189TH PL SE
011	752495	0440	12/13/04	\$452,900	1980	0	8	1984	4	8260	N	N	19237 SE 47TH ST
011	920265	0050	6/22/05	\$453,000	1980	0	8	1987	3	8479	N	N	4548 186TH AV SE
011	752495	0890	6/3/05	\$527,255	1990	0	8	1979	3	7560	N	N	19242 SE 46TH PL
011	292350	0360	5/8/04	\$430,000	2000	0	8	1977	4	11088	N	N	18618 SE 41ST CT
011	920265	0180	11/22/05	\$500,000	2000	0	8	1988	3	6778	N	N	18606 SE 45TH ST
011	925390	0089	9/12/05	\$1,495,000	2000	0	8	1971	4	19500	Y	Y	1042 WEST LAKE SAMMAMISH PW SE
011	192506	9069	4/14/05	\$1,195,000	2020	1230	8	1997	3	12632	Y	Y	2812 WEST LAKE SAMMAMISH PW NE
011	920265	0170	3/12/03	\$335,000	2030	0	8	1987	3	7013	N	N	18612 SE 45TH ST
011	412340	0120	9/21/04	\$350,000	2040	0	8	1973	4	7540	N	N	18931 SE 43RD ST
011	543740	0650	7/7/05	\$450,000	2050	0	8	1980	3	12420	N	N	4659 190TH AV SE
011	542303	0400	8/10/05	\$434,000	2070	0	8	1979	3	7350	N	N	19119 SE 45TH ST
011	542303	0400	4/26/04	\$376,000	2070	0	8	1979	3	7350	N	N	19119 SE 45TH ST
011	543740	0990	11/8/04	\$454,950	2090	0	8	1982	4	8010	N	N	19110 SE 47TH PL
011	752495	1040	3/7/03	\$402,500	2100	0	8	1982	4	7950	N	N	19212 SE 47TH ST
011	542301	0930	4/16/03	\$447,500	2110	500	8	1979	3	7412	N	N	4561 193RD PL SE
011	752495	0870	3/16/04	\$449,950	2110	0	8	1979	3	10152	N	N	4624 193RD AV SE
011	182406	9163	8/11/05	\$1,142,000	2120	0	8	1978	3	23066	Y	Y	4004 181ST AV SE
011	542301	0110	6/25/03	\$423,100	2140	620	8	1979	3	9000	N	N	4574 193RD PL SE
011	542301	0570	7/18/05	\$525,000	2150	0	8	1978	3	9000	N	N	4433 189TH PL SE
011	752495	0800	6/1/04	\$459,000	2160	0	8	1984	4	8360	N	N	4621 193RD PL SE
011	542300	0130	9/12/05	\$475,000	2180	0	8	1977	4	8800	N	N	4403 192ND PL SE
011	542301	0510	9/10/03	\$379,900	2210	0	8	1978	3	8000	N	N	4432 190TH AV SE
011	542304	0150	6/29/04	\$415,000	2220	0	8	1980	3	8888	N	N	4234 191ST AV SE
011	752495	0850	4/20/05	\$525,000	2220	0	8	1979	3	7490	N	N	4634 193RD AV SE
011	543740	0890	11/2/04	\$432,000	2230	0	8	1981	3	8829	N	N	4638 191ST AV SE
011	543740	0890	9/19/03	\$394,000	2230	0	8	1981	3	8829	N	N	4638 191ST AV SE
011	292350	0480	4/1/05	\$574,000	2250	800	8	1978	3	8050	Y	N	18616 SE 42ND PL

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	752495	0600	4/28/05	\$515,000	2250	0	8	1983	3	7725	N	N	4719 193RD PL SE
011	292350	0660	2/21/03	\$365,000	2280	0	8	1978	3	7252	N	N	18719 SE 43RD ST
011	542301	0520	3/17/05	\$449,000	2300	0	8	1977	3	6240	N	N	4424 190TH AV SE
011	752495	0760	9/7/05	\$600,000	2320	0	8	1984	3	8820	N	N	4620 193RD PL SE
011	362505	9172	5/7/04	\$700,000	2340	970	8	2000	3	53325	Y	N	215 WEST LAKE SAMMAMISH PW SE
011	543740	0760	5/16/05	\$479,000	2340	0	8	1981	3	9794	N	N	4639 191ST AV SE
011	543740	0760	6/24/04	\$439,900	2340	0	8	1981	3	9794	N	N	4639 191ST AV SE
011	543740	0760	4/1/03	\$390,000	2340	0	8	1981	3	9794	N	N	4639 191ST AV SE
011	542304	0380	3/25/05	\$455,000	2370	0	8	1980	3	8625	N	N	19209 SE 43RD PL
011	864870	0040	7/15/03	\$357,500	2390	0	8	1977	2	9440	N	N	4329 182ND PL SE
011	542301	0010	8/25/03	\$370,000	2410	0	8	2004	3	12000	N	N	4610 192ND AV SE
011	292350	0530	3/4/03	\$396,000	2440	0	8	1978	3	9000	N	N	4221 186TH PL SE
011	752495	0050	9/14/05	\$637,500	2450	0	8	1980	3	8400	N	N	4729 194TH AV SE
011	542304	0090	4/16/04	\$445,000	2460	0	8	1982	4	8100	N	N	4234 192ND CT SE
011	292350	0670	11/20/03	\$345,000	2470	0	8	1978	3	7300	N	N	18725 SE 43RD ST
011	543740	1050	10/19/04	\$439,900	2480	0	8	1980	4	8610	N	N	4721 191ST PL SE
011	752495	0610	7/22/03	\$453,500	2490	0	8	1984	4	7452	N	N	4725 193RD PL SE
011	542303	0560	7/2/03	\$460,000	2500	0	8	1980	4	12600	N	N	4429 191ST PL SE
011	543740	0970	6/29/05	\$525,000	2530	0	8	1983	3	8960	N	N	19118 SE 47TH PL
011	202406	9044	11/21/05	\$1,275,000	2560	870	8	1972	5	11277	Y	Y	5134 NW SAMMAMISH RD
011	542300	0500	8/12/04	\$469,000	2580	0	8	1977	4	7700	N	N	4332 191ST AV SE
011	542300	0400	7/10/05	\$549,000	2620	0	8	1978	3	9440	N	N	19204 SE 44TH WY
011	542301	0470	3/8/04	\$460,000	2640	0	8	1978	3	8000	N	N	4467 191ST PL SE
011	542303	0330	8/19/04	\$455,000	2650	0	8	1979	3	7700	N	N	19114 SE 45TH ST
011	542303	0530	5/17/04	\$469,000	2650	0	8	1979	4	9900	N	N	4414 191ST PL SE
011	542301	0950	8/5/05	\$660,000	2670	0	8	1979	3	8640	N	N	4573 193RD PL SE
011	752495	0700	4/25/05	\$695,000	2770	0	8	1980	5	7420	N	N	4708 193RD PL SE
011	864870	0230	4/11/05	\$579,000	2790	0	8	1980	4	9500	N	N	4266 182ND AV SE
011	542300	0610	7/25/05	\$620,000	2850	0	8	1977	4	7280	N	N	4357 191ST AV SE
011	743050	0310	2/20/03	\$850,000	2940	0	8	1977	3	16910	Y	Y	1120 WEST LAKE SAMMAMISH PW NE
011	542301	0080	10/14/03	\$453,000	2970	0	8	1979	3	10400	N	N	19239 SE 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	542301	0100	6/1/04	\$525,000	2970	0	8	1979	4	8625	N	N	4578 193RD PL SE
011	542304	0080	1/26/05	\$400,000	3010	0	8	1980	3	10200	N	N	4240 192ND CT SE
011	292350	0580	7/23/03	\$410,000	3140	0	8	1977	4	9500	N	N	18631 SE 42ND PL
011	292350	0740	9/15/04	\$470,000	3140	0	8	1977	3	7140	N	N	18720 SE 43RD PL
011	292350	0020	1/29/03	\$445,000	3160	0	8	1977	4	7875	N	N	18724 SE 43RD ST
011	292350	0630	8/6/03	\$464,000	3160	0	8	1977	4	7800	N	N	18701 SE 43RD ST
011	362505	9024	6/19/03	\$955,400	1250	1250	9	1959	3	15682	Y	Y	256 WEST LAKE SAMMAMISH PW NE
011	743050	0115	11/18/04	\$549,990	1360	930	9	1978	3	13462	Y	N	1620 WEST LAKE SAMMAMISH PW NE
011	292350	0200	8/25/04	\$440,000	1440	700	9	1979	3	8000	Y	N	18704 SE 42ND PL
011	543740	0620	9/6/05	\$509,000	1550	510	9	1979	5	8700	N	N	4647 190TH AV SE
011	543740	0620	7/6/04	\$435,000	1550	510	9	1979	5	8700	N	N	4647 190TH AV SE
011	192406	9118	3/10/05	\$671,922	1790	700	9	1972	3	8798	Y	N	19514 SE 51ST ST
011	864870	0310	12/3/04	\$410,000	1810	0	9	1979	3	12650	N	N	18156 SE 42ND PL
011	182406	9159	4/1/05	\$850,000	2010	1320	9	1963	3	29915	Y	Y	4131 181ST AV SE
011	192406	9037	1/26/04	\$1,427,000	2040	1320	9	1982	3	23161	Y	Y	4848 194TH AV SE
011	542301	0200	6/24/05	\$730,500	2040	1410	9	1979	3	10000	N	N	4575 194TH AV SE
011	542300	0280	6/8/04	\$600,000	2120	790	9	1977	4	8800	N	N	4423 193RD AV SE
011	743050	0155	5/11/05	\$1,149,000	2170	1130	9	2000	3	9458	Y	Y	1460 WEST LAKE SAMMAMISH PW NE
011	925390	0354	8/19/05	\$545,000	2200	0	9	1978	3	11000	N	N	2035 WEST LAKE SAMMAMISH PW SE
011	542301	0140	6/29/05	\$685,000	2230	0	9	1979	3	13200	N	N	4546 193RD PL SE
011	925390	0115	4/29/05	\$610,000	2250	350	9	1979	3	17411	Y	N	17007 SE 12TH PL
011	925390	0115	9/8/04	\$580,000	2250	350	9	1979	3	17411	Y	N	17007 SE 12TH PL
011	542301	0910	9/6/05	\$710,000	2270	990	9	1979	3	8000	N	N	4549 193RD PL SE
011	925390	0044	4/26/05	\$705,000	2290	810	9	1986	3	10160	Y	N	922 170TH PL
011	542301	0210	5/23/05	\$662,500	2300	0	9	1978	3	11000	N	N	4579 194TH AV SE
011	182406	9123	11/8/04	\$599,900	2370	0	9	1995	3	14601	N	N	18451 SE 43RD PL
011	182406	9123	4/18/03	\$499,450	2370	0	9	1995	3	14601	N	N	18451 SE 43RD PL
011	362505	9154	10/1/04	\$563,000	2390	0	9	1990	3	41382	Y	N	231 WEST LAKE SAMMAMISH PW SE
011	440660	0030	2/9/05	\$1,365,000	2410	600	9	1973	3	15462	Y	Y	4048 WEST LAKE SAMMAMISH PW SE
011	891710	0025	9/23/04	\$1,375,000	2420	710	9	1997	3	13000	Y	Y	2240 WEST LAKE SAMMAMISH PW NE
011	292350	0330	5/25/05	\$468,000	2440	0	9	1978	3	7200	N	N	4119 187TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	542304	0240	9/10/04	\$512,000	2440	0	9	1982	4	8784	N	N	19117 SE 43RD ST
011	543740	0030	9/22/04	\$595,000	2640	0	9	2002	3	8460	N	N	4554 191ST AV SE
011	202406	9043	2/26/04	\$900,000	2690	850	9	1991	3	14810	Y	Y	5120 WEST LAKE SAMMAMISH PW SE
011	202406	9043	1/29/03	\$875,000	2690	850	9	1991	3	14810	Y	Y	5120 WEST LAKE SAMMAMISH PW SE
011	542301	0880	3/5/03	\$545,000	2750	0	9	1978	5	10000	N	N	4529 193RD PL SE
011	542301	0900	5/19/05	\$575,000	2820	0	9	1979	3	9360	N	N	4543 193RD PL SE
011	542301	0290	2/28/04	\$1,185,000	2830	0	9	1978	3	12300	Y	Y	4538 194TH AV SE
011	864870	0150	3/26/03	\$505,000	2850	0	9	1978	4	10000	N	N	18221 SE 43RD PL
011	743050	0175	4/29/05	\$1,215,000	2870	1000	9	1987	3	16208	Y	Y	1444 WEST LAKE SAMMAMISH PW NE
011	440660	0040	2/24/04	\$1,120,000	2910	1980	9	1971	3	12800	Y	Y	4040 WEST LAKE SAMMAMISH PW SE
011	542300	0190	5/25/04	\$625,000	2940	0	9	1977	4	8800	Y	N	4432 192ND PL SE
011	362505	9091	8/31/05	\$1,795,000	3180	1300	9	1987	3	13504	Y	Y	640 WEST LAKE SAMMAMISH PW NE
011	925390	0053	8/11/05	\$899,950	3280	0	9	1985	3	13729	Y	N	929 170TH PL SE
011	362505	9013	12/11/04	\$620,000	3500	0	9	1999	3	60965	Y	N	365 WEST LAKE SAMMAMISH PW SE
011	440660	0020	8/23/04	\$1,795,000	3760	0	9	1975	4	18400	Y	Y	4050 WEST LAKE SAMMAMISH PW SE
011	891710	0085	9/15/03	\$925,000	3820	0	9	2000	3	10550	Y	Y	2048 WEST LAKE SAMMAMISH PW NE
011	864870	0140	6/23/04	\$575,000	4020	0	9	1977	4	8280	N	N	4326 182ND PL SE
011	891710	0020	3/17/05	\$889,000	1130	1040	10	1979	3	16600	Y	Y	2244 WEST LAKE SAMMAMISH PW NE
011	192506	9162	8/27/03	\$715,000	1440	1190	10	2002	3	11306	Y	N	3254 WEST LAKE SAMMAMISH PW NE
011	542300	0320	11/1/04	\$1,900,000	1600	1520	10	1977	4	16400	Y	Y	4440 193RD AV SE
011	925390	0142	6/20/05	\$1,900,000	1630	1460	10	1969	3	21340	Y	Y	1250 WEST LAKE SAMMAMISH PW SE
011	925390	0417	4/7/03	\$1,060,000	1790	1060	10	1978	3	19593	Y	Y	2248 WEST LAKE SAMMAMISH PW SE
011	925390	0160	5/8/04	\$1,475,000	1830	1730	10	1969	4	32400	Y	Y	1402 WEST LAKE SAMMAMISH PW SE
011	743050	0050	11/24/03	\$700,000	1950	1480	10	1982	4	9150	Y	N	1818 WEST LAKE SAMMAMISH PW NE
011	292350	0340	7/28/03	\$574,950	2130	980	10	1986	4	5950	Y	N	4125 187TH AV SE
011	925390	0031	6/11/03	\$933,200	2350	900	10	1984	3	8875	Y	Y	834 WEST LAKE SAMMAMISH PW SE
011	925390	0025	10/26/03	\$600,000	2380	1350	10	1989	3	7200	Y	N	907 170TH PL SE
011	925390	0047	6/3/04	\$1,900,000	2390	1620	10	1990	3	10200	Y	Y	842 WEST LAKE SAMMAMISH PW SE
011	362505	9021	8/10/05	\$1,500,000	2430	0	10	1987	3	30056	Y	Y	326 WEST LAKE SAMMAMISH PW NE
011	362505	9039	5/21/04	\$885,000	2510	750	10	1999	3	41444	Y	N	411 WEST LAKE SAMMAMISH PW SE
011	865500	0070	7/19/05	\$980,000	2540	1100	10	1982	3	8239	Y	N	17208 SE 29TH CT

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	925390	0109	6/3/04	\$650,000	2750	240	10	1980	4	11600	Y	N	17006 SE 12TH PL
011	362505	9069	7/30/04	\$795,000	2770	660	10	1991	4	26571	Y	N	229 WEST LAKE SAMMAMISH PW NE
011	192506	9066	8/4/04	\$1,174,700	2810	0	10	1974	4	18731	Y	Y	2850 WEST LAKE SAMMAMISH PW NE
011	435370	0190	3/1/05	\$565,000	2950	0	10	1976	3	10200	N	N	18843 SE 42ND ST
011	743050	0035	3/23/04	\$1,115,000	3220	1260	10	1991	3	11000	Y	Y	1838 WEST LAKE SAMMAMISH PW NE
011	194970	0127	10/7/03	\$937,000	3310	980	10	2002	3	4467	Y	N	3202 WEST LAKE SAMMAMISH PW SE
011	925390	0365	11/15/04	\$938,000	3480	970	10	2004	3	11926	Y	N	2051 WEST LAKE SAMMAMISH PW SE
011	327572	0020	10/3/05	\$875,000	3690	0	10	1998	3	25044	Y	N	870 168TH PL SE
011	327572	0070	7/2/04	\$819,000	3740	0	10	1998	4	20018	N	N	855 168TH PL SE
011	743050	0105	7/16/04	\$999,000	3800	1110	10	2003	3	21990	Y	N	1628 WEST LAKE SAMMAMISH PW NE
011	671010	0101	6/20/05	\$940,000	3890	0	10	1999	3	9696	Y	N	2602 WEST LAKE SAMMAMISH PW NE
011	671010	0101	2/6/03	\$760,000	3890	0	10	1999	3	9696	Y	N	2602 WEST LAKE SAMMAMISH PW NE
011	122405	9060	9/27/05	\$1,700,000	1810	1610	11	1992	3	8712	Y	Y	3930 WEST LAKE SAMMAMISH PW SE
011	865500	0040	4/29/05	\$2,400,000	2290	2110	11	2000	3	11350	Y	Y	17219 SE 29TH CT
011	925390	0416	11/7/03	\$511,000	2690	0	11	1981	3	15102	N	N	2249 WEST LAKE SAMMAMISH PW SE
011	541865	0170	9/26/03	\$559,000	2700	0	11	1988	3	9290	Y	N	4261 185TH PL SE
011	194970	0120	2/18/03	\$825,000	2840	0	11	2001	3	5012	Y	N	3218 WEST LAKE SAMMAMISH PW SE
011	671010	0020	8/22/03	\$1,365,000	3070	1070	11	1995	3	13875	Y	Y	2410 WEST LAKE SAMMAMISH PW NE
011	671010	0020	6/20/03	\$1,345,000	3070	1070	11	1995	3	13875	Y	Y	2410 WEST LAKE SAMMAMISH PW NE
011	202406	9121	5/20/04	\$1,450,000	3230	1510	11	2003	3	10297	Y	Y	5152 NW SAMMAMISH RD
011	541865	0040	3/30/03	\$1,550,000	3330	0	11	1989	3	14177	Y	Y	4121 185TH PL SE
011	541865	0220	10/29/03	\$607,000	3390	0	11	1988	3	10588	Y	N	4237 185TH PL SE
011	194970	0129	4/26/05	\$1,270,000	3570	780	11	2001	3	4800	Y	N	3204 WEST LAKE SAMMAMISH PW SE
011	541865	0080	7/20/04	\$675,000	3690	0	11	1987	3	11468	N	N	4200 185TH PL SE
011	362505	9181	7/9/04	\$1,055,000	3810	0	11	1998	3	12259	Y	N	128 WEST LAKE SAMMAMISH PW SE
011	925390	0225	5/10/04	\$2,199,000	4040	690	11	1991	3	21300	Y	Y	1610 WEST LAKE SAMMAMISH PW SE
011	743050	0200	7/7/03	\$1,825,000	3060	1410	12	1999	3	16670	Y	Y	1420 WEST LAKE SAMMAMISH PW NE
011	192506	9009	8/27/04	\$3,900,000	4230	0	12	2000	3	22447	Y	Y	3002 WEST LAKE SAMMAMISH PW NE
011	182406	9182	8/5/03	\$1,275,000	4390	1160	12	1991	3	22819	Y	Y	18009 SE 40TH PL
011	194970	0124	8/11/03	\$2,000,000	4420	1220	12	2000	3	11468	Y	Y	3216 WEST LAKE SAMMAMISH PW SE

Improved Sales Removed from this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	062406	9032	8/19/03	\$625,000	PrevImp<=10K
001	062406	9034	9/9/03	\$325,000	PARTIAL INTEREST (103, 102, Etc.) PrevImp<=10K
001	062406	9060	1/20/03	\$581,000	PrevImp<=10K
001	072406	9013	7/8/05	\$334,000	PrevImp<=10K
001	072406	9051	7/9/04	\$875,000	ImpCount
001	072406	9095	8/20/03	\$141,286	QUIT CLAIM DEED; RELATED PARTY, DORRatio
001	082406	9067	6/16/05	\$1,310,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	162406	9080	10/6/03	\$675,000	DORRatio
001	172406	9028	6/23/03	\$675,000	PrevImp<=10K
001	172406	9036	3/21/03	\$510,000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
001	172406	9048	6/4/03	\$265,000	IMP. CHARACTERISTICS CHG'D SINCE SALE PrevImp<=10K
001	172406	9059	9/16/03	\$520,000	DORRatio
001	173870	0075	6/18/03	\$665,000	DORRatio
001	173870	0140	9/24/03	\$640,000	PrevImp<=10K
001	182506	9031	8/25/04	\$430,000	ImpCount
001	192506	9002	1/29/03	\$2,900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	192506	9043	7/2/04	\$750,000	ImpCount %Compl DORRatio
001	192506	9058	2/17/04	\$220,000	NO MARKET EXPOSURE PrevImp<=10K
001	192506	9058	8/6/03	\$300,000	NO MARKET EXPOSURE PrevImp<=10K
001	192506	9058	8/1/03	\$447,500	NO MARKET EXPOSURE; MULTI-PARCEL SALE PrevImp<=10K
001	192506	9093	5/23/05	\$860,000	PrevImp<=10K
001	202506	9060	5/13/03	\$1,200,000	NON-REPRESENTATIVE SALE
001	202506	9126	11/12/05	\$890,000	RELOCATION - SALE BY SERVICE
001	202506	9126	11/12/05	\$890,000	RELOCATION - SALE TO SERVICE
001	202506	9138	10/27/04	\$300,000	DORRatio
001	202506	9138	10/27/04	\$15,000	QUIT CLAIM DEED DORRatio
001	202506	9141	10/24/03	\$290,000	%Compl DORRatio
001	202506	9143	7/11/03	\$190,000	DORRatio
001	202506	9144	6/2/03	\$214,000	DORRatio
001	202506	9145	9/16/03	\$234,000	DORRatio
001	292506	9016	11/10/05	\$22,000	DORRatio
001	292506	9026	2/13/03	\$490,000	PARTIAL INTEREST (103, 102, Etc.)
001	322506	9252	5/5/04	\$1,225,000	%Compl
001	752590	0085	8/3/04	\$648,000	PrevImp<=10K
001	850000	0010	2/24/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
001	892010	0089	3/25/04	\$862,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	920130	0080	6/25/03	\$735,000	PrevImp<=10K
006	001150	0510	11/30/04	\$199,793	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	001150	1160	10/16/03	\$558,500	RELOCATION - SALE TO SERVICE;
006	001150	1160	10/16/03	\$558,500	RELOCATION - SALE TO SERVICE;
006	001150	1290	6/4/03	\$538,000	RELOCATION - SALE TO SERVICE;
006	001150	1300	5/10/04	\$577,000	RELOCATION - SALE TO SERVICE;
006	001150	1310	10/18/05	\$649,990	RELOCATION - SALE TO SERVICE;
006	001150	1340	6/20/03	\$535,000	RELOCATION - SALE TO SERVICE;
006	001151	0050	4/26/05	\$525,000	RELOCATION - SALE TO SERVICE;

Improved Sales Removed from this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	001151	0050	6/11/03	\$439,000	RELOCATION - SALE TO SERVICE;
006	001151	0060	8/31/05	\$572,500	RELOCATION - SALE TO SERVICE;
006	001151	0130	11/23/04	\$475,000	RELOCATION - SALE TO SERVICE;
006	001151	0210	2/3/03	\$428,000	RELOCATION - SALE TO SERVICE;
006	001151	0230	12/22/05	\$539,950	RELOCATION - SALE TO SERVICE;
006	001151	0240	11/21/05	\$586,000	RELOCATION - SALE TO SERVICE;
006	001151	0250	7/11/05	\$535,000	RELOCATION - SALE TO SERVICE;
006	001151	0270	7/15/04	\$475,000	RELOCATION - SALE TO SERVICE;
006	001151	0320	7/8/05	\$560,000	RELOCATION - SALE TO SERVICE;
006	001151	0530	2/18/05	\$640,000	UnFinArea
006	002350	0290	12/15/03	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	002350	0380	6/20/05	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	002352	0350	6/16/03	\$71,600	PARTIAL INTEREST (103, 102, Etc.) DORRatio
006	012505	9030	8/13/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	033920	0290	10/12/04	\$495,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	033920	0290	11/9/04	\$700,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
006	150820	0040	4/22/05	\$330,000	RELOCATION - SALE BY SERVICE
006	150820	0040	4/19/05	\$330,000	RELOCATION - SALE TO SERVICE
006	150821	0240	2/7/05	\$11,250	DORRatio
006	150821	0240	7/10/03	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	152260	0070	12/27/05	\$175,970	DORRatio
006	152260	0080	11/29/05	\$126,000	DORRatio
006	215650	0290	4/23/04	\$311,000	NO MARKET EXPOSURE
006	215650	0440	12/27/05	\$127,729	DORRatio
006	219330	0470	8/26/05	\$521,000	RELOCATION - SALE BY SERVICE
006	219330	0470	8/26/05	\$521,000	RELOCATION - SALE TO SERVICE
006	219331	0550	6/23/04	\$352,750	RELOCATION - SALE TO SERVICE;
006	219331	0570	6/10/03	\$249,013	RELATED PARTY, FRIEND, OR NEIGHBOR
006	219331	0580	4/20/03	\$429,000	RELOCATION - SALE TO SERVICE;
006	236640	0360	10/10/05	\$260,000	NON-REPRESENTATIVE SALE
006	312606	9091	12/11/03	\$6,000,000	IMP COUNT; ESTATE ADMINISTRATOR,
006	312606	9149	5/25/04	\$211,678	PARTIAL INTEREST (103, 102, Etc.); DORRatio
006	327586	0220	3/31/03	\$88,207	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	327587	0030	2/7/05	\$545,000	RELOCATION - SALE BY SERVICE
006	327587	0030	2/3/05	\$545,000	RELOCATION - SALE TO SERVICE
006	337880	0250	7/15/04	\$314,000	UnFinArea
006	352605	9002	8/29/05	\$900,000	PrevImp<=10K
006	358522	0360	6/7/04	\$329,000	NON-REPRESENTATIVE SALE
006	358522	0450	2/3/04	\$236,000	RELOCATION - SALE TO SERVICE;
006	358522	0620	10/12/05	\$350,000	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
006	440120	0290	8/11/05	\$731,000	RELOCATION - SALE BY SERVICE
006	440120	0290	8/11/05	\$731,000	RELOCATION - SALE TO SERVICE
006	549020	0110	7/26/04	\$316,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	549020	0530	8/4/05	\$360,010	QUIT CLAIM DEED
006	549021	0050	10/14/03	\$75,021	QUIT CLAIM DEED; RELATED PARTY; DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	549021	0200	1/27/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	549021	0270	1/20/05	\$323,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	549021	0430	2/9/05	\$244,075	DIVORCE
006	571120	0080	2/9/05	\$374,000	RELOCATION - SALE BY SERVICE
006	571120	0080	1/30/05	\$374,000	RELOCATION - SALE TO SERVICE
006	613850	0010	10/21/05	\$406,000	RELOCATION - SALE TO SERVICE;
006	675251	0080	7/16/04	\$499,000	UnFinArea
006	675251	0120	5/3/04	\$475,000	UnFinArea
006	710560	0040	3/25/04	\$345,000	RELOCATION - SALE TO SERVICE;
006	719731	0010	1/25/05	\$277,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	719731	0010	10/5/05	\$439,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	719910	0020	10/13/03	\$126,805	RELATED PARTY, FRIEND, ; AND OTHER WARNINGS DORRatio
006	719930	0130	5/20/03	\$235,000	NO MARKET EXPOSURE
006	719932	0690	10/17/03	\$90,662	QUIT CLAIM DEED DORRatio
006	719933	0030	9/9/04	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	719933	0030	3/8/05	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	719933	0350	1/24/05	\$25,663	RELATED PARTY, FRIEND, ; AND OTHER WARNINGS DORRatio
006	719933	0400	7/10/03	\$45,000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
006	719934	0010	10/21/03	\$249,950	NO MARKET EXPOSURE
006	719934	0170	9/12/03	\$272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	719934	0290	12/19/05	\$154,959	DORRatio
006	719935	0460	9/27/04	\$60,274	PARTIAL INTEREST (103, 102, Etc.) DORRatio
006	720000	0851	4/28/03	\$210,000	DORRatio
006	720000	1450	3/18/03	\$250,000	NO MARKET EXPOSURE
006	720000	1553	5/26/04	\$365,000	RELOCATION - SALE TO SERVICE;
006	720000	1613	3/16/04	\$118,964	PARTIAL INTEREST (103, 102, Etc.); DORRatio
006	720190	0320	11/30/04	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	720200	0080	6/17/05	\$368,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	720200	0080	2/9/05	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	720200	0090	2/28/05	\$19,970	RELATED PARTY; AND OTHER WARNINGS DORRatio
006	720200	0090	3/19/03	\$61,337	RELATED PARTY; AND OTHER WARNINGS DORRatio
006	726490	0015	3/14/05	\$31,932	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY; DORRatio
006	726490	0105	4/22/05	\$497,950	%Compl ActivePermitBeforeSale>25K
006	736630	0090	11/22/05	\$507,500	RELOCATION - SALE BY SERVICE
006	736630	0090	11/19/05	\$507,500	RELOCATION - SALE TO SERVICE
006	736630	0370	9/17/04	\$370,000	RELOCATION - SALE TO SERVICE;
006	785480	0020	5/10/03	\$475,000	RELOCATION - SALE TO SERVICE;
006	885670	0430	7/10/03	\$462,000	RELOCATION - SALE BY SERVICE
006	885670	0430	7/10/03	\$462,000	RELOCATION - SALE TO SERVICE
006	886150	0050	2/24/03	\$125,000	RELATED PARTY, FRIEND; STATEMENT TO DOR DORRatio
006	886170	0140	12/1/03	\$212,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	886170	0140	5/2/05	\$101,000	PARTIAL INTEREST (103, 102, Etc.); DORRatio
006	920150	0045	12/17/03	\$275,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	933240	0090	2/20/03	\$302,500	RELOCATION - SALE TO SERVICE;
006	933240	0190	4/14/03	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	944780	0030	1/25/03	\$56,244	QUIT CLAIM DEED DORRatio
006	944780	0030	1/25/03	\$56,244	QUIT CLAIM DEED DORRatio
006	947520	0180	3/8/05	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	947520	0180	10/27/05	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	947520	0270	12/17/03	\$92,818	PARTIAL INTEREST (103, 102, Etc.); DORRatio
011	122405	9030	8/20/03	\$680,000	PrevImp<=10K
011	122405	9049	5/29/03	\$272,843	QUIT CLAIM DEED DORRatio
011	122405	9058	12/17/03	\$1,340,000	%Compl
011	122405	9114	10/15/04	\$950,000	%Compl
011	122405	9114	11/28/05	\$2,345,000	%Compl ActivePermitBeforeSale>25K
011	182406	9035	1/18/05	\$1,095,000	PrevImp<=10K
011	182406	9059	11/22/05	\$500,000	ImpCount
011	182406	9094	3/10/04	\$72,500	QUIT CLAIM DEED DORRatio
011	182406	9107	9/27/05	\$900,000	ImpCountIMP. CHARACTERISTICS CHANGED SINCE SALE
011	182406	9156	9/4/03	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	192406	9021	8/25/05	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	192406	9077	5/26/04	\$1,000,000	PrevImp<=10K
011	192406	9080	11/11/03	\$912,500	NON-REPRESENTATIVE SALE
011	192506	9059	10/2/03	\$1,650,000	ImpCount
011	194970	0005	1/23/03	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	194970	0080	2/27/04	\$700,000	SELLING/BUYING COSTS AFFECT SALE; PrevImp<=10K
011	292350	0340	2/9/05	\$225,013	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	292350	0750	9/15/04	\$429,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	292350	0750	9/2/05	\$549,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	292350	0810	7/6/05	\$51,703	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	292350	0910	4/14/03	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	292350	1310	6/7/04	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	292350	1310	2/5/04	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	312506	9008	8/12/03	\$679,000	IMP. CHARACTERISTICS CHANGED SINCE SALE PrevImp<=10K
011	362505	9040	7/16/04	\$297,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX Obsol
011	362505	9040	9/23/04	\$295,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE Obsol
011	362505	9049	4/10/03	\$875,000	%Compl DORRatio
011	362505	9133	1/8/04	\$2,500,000	ImpCount
011	412340	0040	7/6/04	\$226,753	FORCED SALE
011	435370	0005	10/2/03	\$1,287,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;
011	435370	0015	9/11/03	\$31,422	PARTIAL INTEREST (103, 102, Etc.); DORRatio
011	435370	0030	1/7/04	\$775,000	PrevImp<=10K
011	435370	0115	9/10/04	\$1,125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	541865	0010	9/22/05	\$8,400,000	NON-REP SALES SIZE
011	541865	0080	2/1/05	\$717,850	RELOCATION - SALE BY SERVICE
011	541865	0080	2/1/05	\$718,495	RELOCATION - SALE TO SERVICE
011	542301	0830	5/28/04	\$525,000	RELOCATION - SALE TO SERVICE
011	542304	0400	3/20/03	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	543740	0400	5/17/05	\$499,000	RELOCATION - SALE BY SERVICE
011	543740	0400	5/17/05	\$499,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	543740	0920	8/22/03	\$64,918	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	743050	0005	10/14/04	\$870,000	ImpCount
011	743050	0151	4/6/03	\$659,500	NON-REPRESENTATIVE SALE
011	743050	0420	5/21/04	\$1,000,000	ImpCount
011	743050	0431	4/22/04	\$217,500	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY; DORRatio
011	743050	0510	2/23/04	\$905,000	%Compl
011	752490	0005	7/8/04	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	752490	0035	7/25/05	\$865,500	PrevImp<=10K
011	752490	0065	6/28/04	\$630,000	PrevImp<=10K
011	752495	0570	5/7/04	\$375,000	IMP. CHAR CHG'D SINCE SALE; RELOCATION - SALE BY SERVICE;
011	752495	0570	2/10/04	\$375,000	IMP. CHAR CHG'D SINCE SALE; RELOCATION - SALE BY SERVICE;
011	864870	0370	3/12/04	\$487,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	891710	0005	11/16/05	\$1,389,500	ImpCount
011	891710	0095	11/18/04	\$1,165,000	ImpCount
011	925390	0129	7/7/03	\$414,000	RELOCATION - SALE TO SERVICE;
011	925390	0180	3/12/04	\$2,495,000	ImpCount
011	925390	0204	10/8/04	\$193,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
011	925390	0240	3/8/04	\$1,075,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	925390	0305	5/6/04	\$75,000	QUIT CLAIM DEED PrevImp<=10K DORRatio
011	925390	0319	3/23/05	\$1,335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	012450	0090	10/29/03	\$1,125,000	14082	Y	Y
1	062406	9041	1/28/05	\$72,500	65340	Y	N
1	062406	9041	2/10/04	\$50,000	65340	Y	N
1	182506	9046	3/3/05	\$356,350	35406	Y	N
1	182506	9081	5/17/03	\$115,000	3020	Y	Y
1	182506	9087	6/2/05	\$575,000	10171	Y	Y
1	202506	9066	6/21/05	\$267,000	84070	Y	N
1	202506	9068	8/26/04	\$255,000	167270	Y	N
1	202506	9107	7/17/03	\$355,000	2700	Y	Y
1	202506	9112	1/2/04	\$272,000	251241	Y	N
1	202506	9139	6/14/05	\$235,000	38516	Y	N
1	292506	9030	10/7/04	\$275,000	6750	Y	N
1	357530	0002	5/11/05	\$475,000	4280	Y	Y
1	357530	0043	11/10/04	\$390,000	5240	Y	Y
1	752590	0065	8/31/05	\$101,000	54885	Y	N
1	752590	0130	1/20/05	\$149,950	1859	Y	Y
6	362605	9120	4/15/04	\$370,000	51836	N	N
6	720000	2001	1/5/04	\$2,075,000	886891	N	N
11	182406	9149	4/27/05	\$280,000	18424	N	N
11	182406	9192	5/17/05	\$250,000	0	N	N
11	192406	9104	12/21/04	\$228,000	7773	Y	N
11	362505	9066	10/19/04	\$209,000	44431	Y	N
11	891710	0125	9/8/05	\$370,000	8400	Y	Y
11	925390	0006	12/2/03	\$65,000	19680	Y	N
11	925390	0081	9/24/03	\$175,000	23696	Y	N
11	925390	0144	4/11/05	\$50,000	30280	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	062406	9103	9/3/03	735000	SEGREGATION AND/OR MERGER;
1	062406	9103	10/23/03	40500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
1	182506	9081	5/17/03	186000	QUIT CLAIM DEED;
1	192506	9209	9/29/05	16000	PARTIAL INTEREST (1/3, 1/2, Etc.);
1	202506	9029	10/26/05	100000	PROPERTY CHARACTERISTICS CHANGED SINCE SALE
1	202506	9091	3/15/05	200000	STATEMENT TO DOR;
1	357530	0039	3/10/05	110000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
1	357530	0140	8/3/04	60000	NO MARKET EXPOSURE;
1	357530	0141	3/25/05	38000	RELATED PARTY, FRIEND, OR NEIGHBOR;
1	357530	0175	10/24/03	114000	GOVERNMENT AGENCY;
1	357530	0210	1/2/04	160000	CORPORATE AFFILIATES;
1	690200	0040	9/4/03	435000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	012505	9151	9/25/03	1200000	BUILDER OR DEVELOPER SALES;
6	012505	9151	2/9/05	2700000	PRELIMINARY SHORTPLAT APPROVAL;
6	312606	9055	4/14/04	165500	BUILDER OR DEVELOPER SALES;
6	352605	9068	8/23/04	225000	NON-REPRESENTATIVE SALE;
6	362605	9023	11/13/03	510000	TEAR DOWN;
6	720000	1250	7/18/03	260000	NON-REPRESENTATIVE SALE;
6	720000	2000	4/13/04	90000	GOVERNMENT AGENCY;
6	720000	2107	2/7/05	160000	PLOTTAGE;
6	720000	2108	9/20/05	900000	PLOTTAGE;
11	362505	9045	12/19/03	175881	MULTI-PARCEL SALE;
11	891710	0045	6/2/03	740000	MULTI-PARCEL SALE;
11	925390	0035	9/7/05	125000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	925390	0061	7/3/03	775000	TEAR DOWN; EXEMPT FROM EXCISE TAX;
11	925390	0081	12/28/04	56866	PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
11	925390	0105	8/22/03	235000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	925390	0365	1/6/04	125000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	925390	0382	5/26/05	400000	CONDO WHOLESALE;



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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr